

# East Sammamish

## Community Plan Update



**DD&ES**

King County Department of Development and Environmental Services



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## **Maps**

The Land Use Map is located at the end of Chapter I of the plan. The Area Zoning Map is located at the end of Chapter II of the Area Zoning.

## **Appendix A**

Technical Corrections adopted by Ordinance 11747.





# **Chapter I. Introduction to the Abridged Edition**

## **Background**

The 1993 East Sammamish Community Plan Update and Area Zoning (ESCP) consists of text, policies and official land use and zoning maps for the unincorporated lands contained in the East Sammamish Community Plan Update study area (usually referred to as the "East Sammamish planning area"). The East Sammamish planning area is bounded by Lake Sammamish on the west; Interstate 90 on the south; approximately the Redmond-Fall City Road on the east; and the Redmond-Fall City Road on the north. The Cities of Issaquah and Redmond border or are within the planning area's boundaries.

The ESCP was adopted by Ordinance 10847, and became effective in June, 1993. A "Technical Corrections Ordinance" amending one policy (GM-8) and the area zoning applicable to one property, Ordinance 11747, was adopted in April, 1995, and is contained in Appendix A following the Area Zoning Section of this document.

Unlike other adopted community plans, the ESCP was not published in full after its 1993 adoption; in part this was due to the impending revision of the King County Comprehensive Plan (KCCP) to meet the requirements of the Washington State Growth Management Act (GMA). Portions of the ESCP were superceded and amended by the 1994 KCCP, and this and other community plan/area zoning documents will be further modified in accordance with the KCCP in 1997-98.

This Abridged Edition of the ESCP, which contains only the adopted policies, land use and zoning maps and P-suffix conditions from the Area Zoning, is being printed to serve as an interim guide to King County land use policies and zoning for the East Sammamish planning area. Some of the ESCP's most important policies and zoning provisions (e.g. phasing growth through use of the Urban Reserve zone) already have been superceded by the KCCP, and others will be modified or repealed in 1997 and beyond.

See the Executive Proposed ESCP, published in July, 1992, for the full plan text, illustrative maps and background/historical data on the planning area.

## **Applicability of This Document**

The Abridged Edition of the ESCP contains the plan's policies, land use map, area zoning map and area zoning P-suffix conditions as they were adopted in 1993. The ESCP was partially amended by Ordinance 11747 (reprinted in Appendix A), the 1994 KCCP as adopted by Ordinance 11575, and conversion to the current Zoning Code (KCC Title 21A) adopted by Ordinance 11653. These ordinances made some important changes to the ESCP; for example, within the urban part of the planning area, there is no Urban Reserve zoning in effect, as called for by the original ESCP. Therefore, the policies and maps in this Abridged Edition of the ESCP should be used only as a general guideline to determine what policies and zoning apply to a given area or property. The King County Department of Development and Environmental Services should be contacted for current and accurate zoning information.











## Chapter 2 - Growth Management

- GM-1** King County should develop interlocal agreements with Issaquah, Redmond and the Muckleshoot Indian Tribe providing for timely agency notice, review and comment opportunity and staff consultation on proposed development within the impact area designated for each jurisdiction. The agreements should include, but not be limited to, review of:
- a. Zoning reclassifications;
  - b. Preliminary subdivisions;
  - c. Master planned developments;
  - d. Regional use and conditional use permits;
  - e. Shoreline substantial development permits; and
  - f. Threshold determinations under SEPA.
- GM-2** Urban Reserve Areas shall be designated in East Sammamish for the purpose of phasing, with a residential density of one house per five acres, and with tight clustering of lots required to preserve the maximum possible amount of land for future development at urban densities. Lands within the Reserve areas shown on the Plan Map shall not develop at higher densities until adequate facilities and services are available.
- GM-3** Lands within the Urban Reserve Areas shall be given a potential zone, along with Growth Reserve zoning, consistent with the long-term land use policies for the East Sammamish planning area. Any subdivision development under Growth Reserve zoning shall disclose probable future road alignments, parks and open space, and build-out density consistent with the site's potential zoning.
- GM-4** Lands within the Urban Reserve Area should be reclassified to their potential zones, either through a amendment to the Area Zoning or an individual reclassification application, only when it can be demonstrated to King County and the County determines that area wide service deficiencies in water, roads, electrical service and parks are remedied or do not apply to a particular property or subarea. County approval of the reclassification should occur only when King County finds that by the time a development is ready to be occupied the following criteria will be met not withstanding the foregoing, the underlying potential zone shall be effective on June 30, 1996:
- a. Domestic water supplies are adequate to support planned growth, by virtue of an intertie between the Plateau and the regional water supply in cooperation with Seattle, or the development of new ground water resources, or conservation measures sufficient to guarantee capacity, or the property is located in or can be served by the Northeast Sammamish Sewer and Water District; and
  - b. Updated road adequacy standards are adopted by the King County Council and access to I-90 for properties not located in Northeast Sammamish Sewer and Water District is determined to be adequate based upon those standards; and
  - c. The East Lake Sammamish, and Issaquah Creek Basin and Nonpoint plans are adopted, and those that are identified by the Council during adoption of those plans as necessary to accommodate future growth are operational; and
  - d. The serving utility can provide electrical service to new development consistent with its public service obligations; and
  - e. King County's Park, Recreation and Open space functional Plan is adopted.
- GM-5** Lands within the Urban Reserve Area which have access to East Sammamish Parkway, and which are designated for multifamily residential development and given a potential multifamily zone in the Area Zoning, should be reclassified to their potential zones, either through an

amendment to the Area Zoning or an individual reclassification application, only when it can be demonstrated to King County and the County determines that area wide deficiencies in water, roads, electrical service and parks are remedied annexation or do not apply to a particular property or subarea. County approval of the reclassification should occur only when King County finds that by the time a development is ready to be occupied, the following criteria will be met:

- a. Domestic water supplies are adequate to support planned growth, by virtue of an intertie between the Plateau and the regional water supply in cooperation with Seattle, or the development of new ground water resources, or conservation measures sufficient to guarantee capacity; and
- b. Updated road adequacy standards are adopted by the King County Council; and
- c. The East Sammamish Basin Plan and Nonpoint Action Plan are adopted, and those projects that are identified by the Council during adoption of those plans as necessary to accommodate future growth are operational; and
- d. The serving utility can provide electrical to new development consistent with its public service obligations; and
- e. King County's Park, Recreation and Open Space Plan is adopted.

**GM-6** The East Sammamish Community Plan designates urban growth areas based on the following criteria. Urban Growth Area should include only lands that:

- a. Are within existing cities;
- b. Exclude designated resource lands;
- c. Are already characterized by urban development that can be efficiently and cost effectively served by roads, water, sanitary sewer storm drainage, schools and other urban services, within the next 20 years;
- d. Are bounded by recognized natural boundaries, such as watersheds, that impede provision of urban services;
- e. Utilize topographical features which form a natural edge such as rivers and ridge lines;
- f. Are sufficiently free of environmental constraint as to be able to support urban growth without major environmental impacts unless such areas are designated as an urban separator; and
- g. Promote orderly and contiguous growth and are needed to accommodate at least a 20 year growth projection.

**GM-7** Growth Reserve shall not applied on lands where sewer Utility Local Improvements Districts (ULIDS) have been formed and the King County Council has approved the District's Comprehensive Utility Plan, and on properties surrounded on two or more sides by such ULIDS.

**GM-8** The urban growth areas, designated by the East Sammamish Community Plan are appropriate for annexation to Issaquah or Redmond or incorporation when they meet the criteria of ESCP policy GM-8. The western portion of Happy Valley (Section 18) which is west and south of the ridgeline shall be within the urban growth area. The remaining portion of Happy Valley shall remain outside of the UGA because its long term rural land use designations, its environmentally critical lands and its topography mean that it will not require urban services.

**GM-9** If the UGAs identified in this plan conflict with the urban growth areas as identified by Ordinance 10450, changes to the adopted UGA boundary shall be recommended to the Growth Management Planning Council King County.

**GM-10** Lands within designated urban growth areas are appropriate for or incorporation. King County should encourage and will support annexation or incorporation proposals that meet the following criteria:

- a. Urban level public services, including police and fire protection, schools, parks, public transportation, an urban street network, a domestic water system, storm drainage and sewer

systems, and general governmental services, can be provided to annexing or incorporating areas without a degradation in service levels to existing service areas or to the remainder of the community planning area;

b. Standards for and the ability to implement level of service requirements, mitigation of adverse land use impacts, and environmental protection that are equal to or better than King County's standards have been adopted by the annexing city or in the case of an incorporation the petition for incorporation should include an objective to meet such standards and such standards will be adopted by the new city;

c. The annexation or incorporation does not create islands or pockets of unincorporated King County or special service districts that are difficult or inefficient to serve;

d. A sub-area land use and service plan for the annexation area that is consistent with the current East Sammamish Community Plan (ESCP), the KCCP and the GMA and will provide a variety of urban densities, had been adopted or is to be adopted concurrently with the annexation by the annexing city. In the case of incorporation the petition for incorporation includes goals to plan for land uses that are consistent with the KCCP and GMA including planning for urban densities and full urban services;

e. For annexation either (1) an interlocal agreement has been negotiated between the annexing city and the special districts that now provide services to the proposed annexation area to insure that the annexation will not cause a degradation in service levels to areas outside the proposed annexation area or (2) King County believes that annexation will not cause degradation of service levels; and

f. Urban separators designated by the ESCP are maintained and preserved.

**GM-11** King County will support the phased annexation of land that encourages urban growth to occur within cities. The County should encourage annexations or incorporation within UGA's of areas already characterized by urban growth or zoned for current urban growth that have existing public facility and service capacities to serve such development.

**GM-12** Pre-annexation planning agreements should be negotiated between the County, Issaquah and Redmond. These agreements can be individual annexations or for all proposed annexation by a city.

**GM-13** Pre-annexation planning agreements should establish a process to address, at a minimum, the following issues in the proposed annexation area:

- a. Land use planning, including consistent language and terminology;
- b. Transportation planning and mitigation;
- c. Development standards and development review;
- d. Surface water drainage and flood control;
- e. Utilities planning and service provision;
- f. Housing, including affordable and fair share housing;
- g. Historic preservation;
- h. Parks, trails, wildlife corridors and open space;
- i. Environmentally sensitive areas including but not limited to steep slopes, bodies of water, flood plains, and wetlands;
- j. Identification of resource lands and critical areas;
- k. Identification of lands for public purposes;
- l. Urban separators;
- m. Financing of regional facilities (such as parks and libraries) and local urban services;
- n. Financing of projects for which impact fees have been collected;
- o. Financing to lessen infrastructure deficiencies; and
- p. Distribution of tax revenue among service providers.

**GM-14** A joint county-city team should be established to coordinate annexation and incorporation proposals that help a smooth transition from county to city jurisdiction.

**GM-15** The East Sammamish Community Plan designates urban separators based on the following criteria:

- a. The land can serve as wildlife habitat, is designated as a sensitive area, serves to link sensitive areas, is a topographic feature such as a major elevation change, encompasses part of a historic trail, or is part of a public park or trail or open space; and
- b. The land helps to define and provide a visual separation between neighborhoods or communities; and
- c. The land is characterized by low density development.

**GM-16** The eastern portion of Grand Ridge shall retain its Rural designation and is not included within the UGA. Zoning for this eastern portion shall require rural clustering. The western portion of Grand Ridge that is less environmentally constrained shall also be retained in a Rural designation and is not within the urban growth area. Residential development within the western portion of Grand Ridge should require rural clustering. The western portion is substantially less constrained than the balance of Grand Ridge and redesignation to Urban may be considered through a plan amendment study, once the Issaquah Wellhead Protection Study is complete such plan amendment study also must comply with the Ground Water Management Plan when approved by the State Department of Ecology. Land use decisions should be compatible with the findings of the Wellhead Protection Study and the adopted Ground Water Management Plan.

**GM-17** All residential development, whether urban or rural in the Grand Ridge subarea that is located within the Issaquah Creek basin shall be subject to stringent drainage control and tree clearing standards, in order to reduce or eliminate increased flood damage in the lower part of the basin, including within the City of Issaquah.



## Chapter 3 - Natural Environment

- NE-1 For all new development, increased standards for retention/detention, water quality facilities, and monitoring shall be considered, adopted and implemented as appropriate within the areas identified in surface water management basin planning and reconnaissance study areas.
- NE-2 Clearing and grading shall be limited on all short plats, plats, and commercial projects to protect water quality, maintain hydrologic functions of wetlands, attenuate surface water runoff, limit erosion, and maintain fish and wildlife habitat and visual buffers. Seasonal limits should restrict clearing and grading in Urban Areas to the driest months. Rural areas should be subject to both seasonal limits permanent tree retention requirements.
- NE-3 As new roads are built and existing roads widened, special consideration shall be taken to create or retain the aesthetic character of the area through the use of vegetated buffers that utilize native vegetation.
- NE-4 The recommendations regarding runoff control and infiltration of storm water in the Bear Creek Basin Plan. and, upon adoption, the recommendations in the East Lake Sammamish Basin and Nonpoint Action Plan, the Issaquah Creek Basin and Nonpoint Action Plan, the Pine Lake Management plan and the Beaver Lake Management Plan should be implemented.
- NE-5 Where commercial projects and industrial uses and high levels of vehicular traffic are established, water quality should be protected and enhanced. Petroleum, solvents, and other potential water pollutants should be stored in such a way as to prevent entry into natural drainage systems or ground water.
- NE-6 Public sewers are the preferred method for wastewater treatment in Urban Areas, including Urban Reserve Areas. Within Rural Areas, and Urban Areas where sewers are not yet available, proper siting and maintenance of septic systems should continue to receive special attention for new and existing land development to preserve the valuable ecological functions and beneficial public uses of water resources.
- NE-7 Control mechanisms equal to or more effective than those adopted by Ordinance 9365 limiting or removing phosphorus and other nonpoint source pollutants from water bodies should be established and implemented as special requirements in area-specific basins plans to provide added protection to streams, lakes, wetlands. The Lake Sammamish Water Quality Management Project Report and, upon their adoption, the Issaquah Creek and East Lake Sammamish Basin and Non-point Source Control Plan, the Pine Lake Management Plan and the Beaver Lake Management Plan recommendations should be implemented to protect water bodies from nonpoint source pollution.
- NE-8 Upon adoption the recommendations of the Issaquah Creek, Redmond-Bear Creek and East King County Groundwater Management Programs should be implemented through zoning and other mechanisms to protect ground water resources.
- NE-9 To protect wildlife resources in East Sammamish and the surrounding region, a network of wildlife habitats should be established. The network should be of sufficient width to protect habitat and dispersal zones for small mammals, amphibians, reptiles and birds. This network should be protected through incentives, low-density zoning, and other appropriate mechanisms.

- NE-10** Development shall protect wildlife through site design and landscaping. New development within or adjacent to the wildlife habitat network should incorporate design techniques that protect and enhance wildlife habitat values.
- NE-11** All golf courses proposals shall be carefully evaluated for their impacts on surface and ground water quality, sensitive areas, and fish and wildlife resources and habitat.
- NE-12** Water used for irrigating golf courses should come from non-potable water sources wherever possible. Use of natural surface water sources, such as streams should be avoided due to impacts on fish and other wildlife habitat. A water conservation plan shall be submitted with golf course applications which should address measures such as the use of drought tolerant plant species.

#### **NEW POLICY**

A water quality study should be conducted for Pine Lake and GR-5 zoning should be applied to the Pine Lake Watershed until a plan amendment study is completed to determine the appropriate density and development conditions for the area. The plan amendment study should be based upon the findings of the water quality study and the East Sammamish Basin & Nonpoint Action Plan.

The plan amendment study should be transmitted to the Council before June 1, 1994 and should provide a range of alternative densities based upon several levels of phosphorus control and several levels of impact upon Pine Lake water quality.

#### **NEW POLICY**

A study should be conducted of the Pine Lake Basin to produce a Pine Lake Management Plan, with the objective of specifying the controls, actions and management practices to be implemented:

- I. to reduce surface water problems that threaten public health and safety;
- II. to protect the value of Pine Lake for recreation, fish and wildlife habitat, aesthetic enjoyment, and other hydrological and environmental functions;
- III. to reduce the contributions of nonpoint source pollution, particularly phosphorous, to the surface waters of Pine Lake basin.

#### **NEW POLICY**

King County shall require all known, available and reasonable methods of prevention, control and treatment for phosphorous control for all new development in the Beaver Lake Watershed. Unless it can be demonstrated that a method or combination of methods is effective to prevent, control and treat phosphorous, and is more feasible, the following shall be required in the Beaver Lake Watershed until the SWM Drainage Manual is revised to deal with phosphorous loading to small lakes, at which time the SWM Drainage Manual requirements shall apply. If soils are suitable, King County shall require infiltration to and including the 25 year event, for all new development, if soils are not suitable for infiltration, then King County shall require a grass swale or constructed wet-land, and together with sand filtration for all new development. When the Beaver Lake Management Plan is adopted then this would sunset.

#### **NEW POLICY**

The Patterson Creek Basin currently provides highly-productive aquatic habitat. Urban development within this basin should be conditioned to protect this resource by minimizing site disturbance, impervious surfaces and disturbances of wetlands and streams.

#### **NEW POLICY**

A Wetland Management Area should be established for Beaver Lake (Wetland #57)

## Chapter 4 - Residential Development

- R-1** The East Sammamish planning area should provide for a variety of housing types and densities. This variety may be achieved through small and large lot urban single family development, town houses, duplexes, apartments, mixed business-residential developments in urban activity centers and community and neighborhood centers, mobile home parks, and rural residential development.
- R-2** Residential land use designations shall allow for development that will accommodate a range of income by providing for a range of housing types and prices, and households at different life cycle stages (e.g., elderly as well as families with children).
- R-3** Urban Growth Reserve Areas shall be permitted an interim residential density of one house per five acres. Lots shall be tightly clustered (on no more than 25 percent of the parcel being subdivided, not including any sensitive area or required buffers) to preserve maximum flexibility and capacity for later development at urban densities. When sewers are available, all lots created under the Growth Reserve designations shall comply with density provisions of the King County Code as applied to the site's potential zoning. Sewers shall be considered available when they extend to within the distances for required connection to public sewers prescribed by The Code of the King County Board of Health. Urban reserve Areas shall include all parcels of 2 acres or more area within Urban Residential areas.
- R-4** Residential densities compatible with the prevailing development pattern shall be used in Urban Areas where the predominant subdivision pattern has already developed. Infill development compatible with surrounding residential neighborhoods should be encouraged on vacant or under-used parcels of land where urban services can be provided. For purposes of guiding area zoning decisions, a parcel of land should be considered suitable for compatible infill at a density higher than surrounding development if:
- It contains enough area to accommodate development with a suitable buffer, (i.e. a minimum site area of 1.5 acres), such as landscaping or native vegetation, in addition to any open space required to be retained to protect environmentally sensitive areas, and
  - Urban services are available and off-site impacts as traffic can be mitigated.
- R-5** A 1-acre residential density designation shall be applied in the East Sammamish planning area based on the following location criteria:
- Areas that are substantially developed with an established pattern of 1 acre lots;
  - Urban lands that are severely environmentally constrained (parcels of lands with 25 percent or less buildable area, as defined by King County's environment regulations, shall be considered "severely constrained" for purposes of this policy);
  - Areas with significant open space value that can function as a defining community separator between the urban growth areas adopted by this plan for the Cities of Redmond and Issaquah, or as a wildlife habitat network to link major wetlands and other environmentally constrained features with good habitat value; these areas shall be developed with clustered subdivisions to protect the open space;
  - Areas that can provide a buffer between higher density Urban development and Rural Area, or
  - Areas where there are very long term, environmental, financial obstacles to the provision of urban services and infrastructure sufficient to support development at higher urban densities.
- R-6** A residential density of 2-3 homes per acre shall be designated in Urban areas meeting the following criteria:
- Areas already developed at a density of 2-3 homes per acre without significant opportunities for higher density infill consistent with ESCP Policy R-4, and

b. Areas less environmentally constrained than those specified in ESCP Policy R-5, but where a density of 2-3 homes per acre would afford a substantially higher degree of environmental protection than could be attained at higher residential densities.

**R-7** A residential density of 4 homes per acre shall be designed to Urban Areas meeting the following criteria:

- a. Public water and sewer are or can be made available at the time of subdivision;
- b. The parcels have 26 to 59 percent buildable area, as defined by King County's environment regulations, and
- c. The parcels have convenient access to a current or planned neighborhood collector street.

**R-8** A residential density of 6 homes per acre shall be designated in Urban Areas meeting the following criteria:

- a. Public water and sewer are or will be available at the time of subdivision;
- b. The parcels have 60 percent or more buildable area, as defined by King County's environmental regulations;
- c. The parcels have convenient access to a current or planned neighborhood collector street; and
- d. If surrounded by existing lower-density development, the parcels are large enough to provide a buffer such as landscaping or permanently protected tree cover.

**R-9** A residential density of 8 homes per acre shall be designated in Urban Areas meeting the following criteria:

- a. Public water and sewer are or will be available at the time of subdivision;
- b. The parcels have 60 percent or more buildable area, as defined by King County's environmental regulations;
- c. The parcels have convenient access to a current or planned neighborhood collector street and within one-half mile of a current or planned arterial; and
- d. If surrounded by existing lower density development, are on parcels large enough to provide a buffer such as landscaping or permanently protected tree cover.

**R-10** New multifamily zoning in the East Sammamish planning area should be located on parcels with 60 percent or more buildable area, as defined by King County's environmental regulations, are within one-quarter mile of a current or planned arterial and that are:

- a. Close to or in the cities of Issaquah and Redmond and the planning area's community and neighborhood centers; or
- b. In master planned developments; or
- c. On small, dispersed sites identified on the Plan Map:
  1. within urban residential areas, and
  2. where public sewer and water can be made available at the time of development.

Parcels of land about 2.5 acres in size or smaller, and separated from each other by a distance of about 600 feet if within two miles of the boundaries of Redmond or Issaquah, or 1320 feet if located elsewhere, should be considered "small, dispersed sites" for purposes of this policy. Sites adjacent to or within convenient walking distance of public parks should be considered especially suitable for multifamily development if they meet criteria a b or c set forth in this policy.

**R-11** New multifamily development located on small, dispersed sites in the Pine Lake, Beaver Lake and Sahalee sub-areas shall be at a zoned density of 12 units per acre. Sites in or adjacent to the Sammamish Highlands and Pine Lake Plaza business areas, and the Klahanie master planned development, are appropriate for densities of 18 or 24 units per acre.

**R-12** New multifamily development in the Lake Sammamish subarea shall be located on small, dispersed sites at a zone density of up to 12 units per acre, except for sites close to the Cities of

Redmond and Issaquah where higher densities may be appropriate when consistent with those cities' land use plans. Sites in or adjacent to the neighborhood business area at the intersection of East Sammamish Parkway SE and SE 33rd Street, should have base densities of 12 or 18 units per acre.

New multifamily developments at densities up to 24 units per acre, are appropriate in some portions of the area to the east of the Lake Sammamish Parkway at the intersection of SE 43rd St. Environmental constraints may substantially reduce the density that can be achieved in this area. Actual densities shall be determined through the development review process subject to adopted County policies and regulations and the recommendations of the East Lake Sammamish Basin and Non-point Action Plan when it is adopted.

- R-13** The Happy Valley subarea and portions of the Patterson Creek sub-basin, including lands adjacent to the Patterson Creek Agricultural Production District, meet KCCP criteria for rural levels of development and shall be redesignated Rural.
- R-14** Residential development in designated Rural Areas in the East Sammamish planning area shall be at a density of one house per 5 acres, when parcel size permits and the land is physically suitable.
- R-15** A residential density of one home per 10 acres shall be applied to Rural Areas where the predominant lot size is 10 acres or larger and where at least one of the following circumstances applies:
- a. The lands are adjacent to a designated Agricultural Production District, Forest Production District or legally approved long-term Mineral Resource Extraction Site;
  - b. The lands include significant areas of 40 percent steep slopes, severe landslide hazards, number 1 and 2 wetlands or other severe development constraints; or
  - c. The lands are within the identified 100-year floodplains of Evans or Patterson Creeks or other streams in the East Sammamish planning area.
- R-16** A residential density of one house per 2.5 acres shall be applied to Rural Areas where the following circumstances apply:
- a. The existing lot size pattern is predominantly 2.5 acres or smaller;
  - b. The lands are predominantly free of environmentally sensitive areas and wildlife habitat;
  - c. Soils on the lands are predominantly those rated by the U.S. Soil Conservation Service as having "none to slight" or "slight to moderate" limitations for septic tank drainfields;
  - d. Public water supply is available to serve the area.
- R-17** All urban residential developments, including multifamily developments, regardless of size, shall provide or contribute toward park sites that meet the park site and location criteria in the Open Space Plan and Ordinance 3813. For single family plats 20 acres in size or larger, at least 1 acre of land toward this requirement shall be provided on-site, within walking distance of all residents and with opportunities for active recreation. On-site parks shall be privately developed. At least fifty percent of the land set aside should be for active recreation and developed as tot-lots, playgrounds, open lawn area or with other active recreation facilities. Land set aside for active recreation should be well-drained, level, and suitable for the active uses specified in the site plan. Trail improvements to power line and pipeline rights-of-way also should be considered as a means of providing recreation opportunities.
- R-18** If no land within or adjacent to the development meets the Open Space Plan criteria for park sites, a fee-in-lieu of park dedication (equal to the value of land and facility development) shall be substituted. Resulting accumulated funds shall be applied to purchase lands as close as possible to the contributing development site.

- R-19** Whenever possible, land dedicated for park sites shall be linked with park sites in adjacent developments and with nearby trail systems.
- R-20** Sidewalks, pathways, and trails shall link homes to recreation areas within the development and to park space outside the development.
- R-21** Homeowner associations shall maintain recreational park land and facilities not meeting criteria for public dedication. The County should require a recorded homeowner maintenance agreement to ensure park facilities are adequately maintained.

#### **NEW POLICY**

King County should consider a demonstration Transfer of Development Rights (TDR) program allowing transfers of density between parcels within the Grand Ridge subarea to meet public objectives. Sending areas should be specifically identified and their inclusion within the TDR program should result in the securing of additional public benefits such as public parks and open space or the protection of scenic corridors, wildlife habitat or water quality. Several receiving areas which focus residential development on the least environmentally sensitive areas, and those areas with optimum access and service availability, should also be identified within the Grand Ridge subarea.

## Chapter 5 - Commercial/Industrial Development

- CI-1 The cities of Issaquah and Redmond are recognized as the Urban Activity Centers for the East Sammamish planning area. Industrial and major commercial activities shall be directed to these urban activity centers.
- CI-2 Commercial and industrial areas shall be compact rather than extending in strip developments along arterials. The boundaries of the commercial and industrial areas are defined by the land use planning map and area zoning. Rezoning nearby multifamily land for additional commercial or industrial uses in consistent with the intent of this plan.
- CI-3 All future commercial development in the East Sammamish planning area shall locate within the designated Urban Activity Centers and Community and Neighborhood Business Centers.
- CI-4 The Community Centers designed for serving the East Sammamish area are:
- a. the Pine Lake Village shopping center, located at the intersection of 228th Avenue S.E. and the Issaquah Pine Lake Road;
  - b. the Sammamish Highland/Inglewood Plaza shopping center located at the intersection of Inglewood Hill Road (NE 8th) and 228th Ave. SE; and
  - c. the planned shopping center within the Klahanie development.
- CI-5 The Neighborhood Center for serving Plateau residents is the southeast quadrant of S.E. 32nd Street and East Lake Sammamish Parkway (Sammamish Plaza) intersection.
- CI-6 Criteria for additional Community and Neighborhood Centers on the plateau:
- a. Documentation of need for the proposed center by demonstrating that populating growth has exceeded what was anticipated by this plan, the market can support a new center, and existing centers will continue to be economically feasible;
  - b. Site shall be located adjacent to multifamily, commercial, or industrial uses;
  - c. Site shall not be located next to rural areas;
  - d. Site shall be served by transit by the time 50% of the site is developed;
  - e. Site shall not be within a 100-year flood plain, wetland, steep slopes, landslide and erosion hazard areas; and
  - f. Site does not result in any net loss in land designated and zoned for multifamily development.
- CI-7 Industrial/office park development shall be located within the Urban Activity Centers and at the Employment Center designated at the southern end of the plateau, near the I-90 corridor and north of the Front Street Interchange.
- CI-8 Support services such as restaurants, banks, grocery store, deli, cleaners, printing establishments, retail sales and consumer service establishments catering to the employees are encouraged to locate within the Employment Center.
- CI-9 Support services shall make-up no more than 35% of the total land area designated in the East Sammamish Plan for Employment Center development and shall be located in such a way that encourages safe pedestrian access from surrounding existing and planned industrial, office and retail development. Properties with existing retail uses at the intersection of E. Lake Sammamish Parkway and SE 56th Street should be designated for office, light industrial and retail uses.
- CI-10 Commercial and industrial development in the East Sammamish area shall include development requirements that:
- a. Limit the commercial uses to those that provide community and neighborhood-scale convenience shopping and services to the surrounding area;

- b. Limit industrial development to light, relatively non-polluting uses that can locate in an industrial/office park;
- c. Require new commercial and industrial development to utilize clean air practices;
- d. Enforce height and setback requirements when commercial and industrial development is adjacent to residential uses;
- e. Provide open space (excluding parking) adequate buffers and screening through creative use and design of setbacks, berms, pathways, outdoor furniture and artwork and landscaping that help to reduce the visual impacts of impervious surfaces and maintain the character of the area;
- f. Screen with suitable landscaping any portion of an exterior wall that is 30 feet or longer without windows that faces a street or residential lot;
- g. Screen required off-street parking and loading bays with landscaping or building;
- h. Ensure control of surface water run-off;
- i. Ensure safe pedestrian, bicycle and vehicle access to and within all parts of the development;
- j. Provide public access to on-site open space areas and recreational opportunities adjacent public park facilities, lakes and other environmental features where feasible;
- k. Enforce sign and lighting requirements that reflected local character and reduce light and glare on the surrounding area;
- l. Where appropriate, limit hours of operation in order to reduce noise and traffic impacts; and
- m. Require predominately drought resistant landscaping.

**CI-11** A transition area between the designated industrial/office park area south of the Southeast 56th Street and the single family area to the north and east shall be provided. this shall include the provision of using natural constraints, buffers through setback requirements, landscaping, and designating land uses compatible with industrial/office park development and single family neighborhoods.

**CI-12** No additional commercial land shall be designated along the Redmond-Fall City Road. The Bear Creek Neighborhood Center on Redmond-Fall City Road provides adequate retail service for the immediate area. Future commercial development shall be focused at the Bear Creek commercial site.

**CI-13** The Northwest Pipeline office and maintenance shop is an existing use and is recognized by this plan as providing a needed service to the area. This 6.5 acre site may redevelop for pipeline utility and/or school bus base uses exclusive of major maintenance functions that are compatible with the surrounding rural development and agricultural uses. Redesignation of additional properties in the Happy Valley area for manufacturing park uses or other urban uses shall not be permitted.



## **Chapter 6 - Resource Lands**

**RL-1** Consistent with the covenants and restriction attached to their deeds, lands with development rights purchased under the King County Farmlands Preservation Program shall have a zoning designation of at least one home per five acres. Development should be clustered to maximize the agricultural potential of the properties.

**RL-2** Lands located within the Agricultural Production District shall have an agricultural zoning designation of one home per 10 acres.

**RL-3** To minimize potential conflicts between rural residential land uses and agricultural activities, new development adjacent to Agricultural Production District boundaries and the Farmlands Program properties in Happy Valley shall be limited to residential land uses. Subdivision in these areas shall be designed and sited to reduce potential conflicts between housing and agriculture, discourage trespass, and protect rural cultural resources.

**RL-4** To minimize potential conflicts between urban residential land uses and agricultural activities, where urban lands abut the Agricultural Production District or agriculturally zoned lands, clustering shall be mandatory.

**RL-5** Urban infrastructure expansion within the agricultural Production District and Happy Valley should be limited to existing corridors. Exception may occur when such actions are consistent with agricultural policies, do not substantially disturb agricultural activities and are necessary to serve urban areas.

**RL-6** The East Sammamish area's active gravel pits should be encouraged to be mined to their full potential within the designated areas on the Land Use Map, and shall be restored and reused when extraction operations cease. Residential development at urban densities in conjunction with mixed commercial/residential uses or a master planned development (MPD) shall be the preferred reuse of the mineral sites in the vicinity of the City of Issaquah. Any MPD for these sites shall be reviewed in cooperation with the City of Issaquah.

**RL-7** Properties containing gravel pits shall not be subdivided until the area to be subdivided has been reclaimed in accordance with a reclamation plan for the entire site, so that grading, landscaping and other reclamation activities are coordinated for an entire site.

**RL-8** Extractive operations, including reclamation, shall be conditioned and monitored to protect Issaquah Creek and to help implement the Issaquah Creek Basin Plan.

**RL-9** Sites with existing and planned mineral extraction and processing operations should be annexed only when there are policies and regulations in place to assure long-term extraction and processing activities including environmental regulation and reclamation under city jurisdiction. When such sites are included within an incorporation, King County should pursue interlocal agreements to obtain the same assurances.

### **NEW POLICY**

Parcels near or adjacent to the designated quarry mining area containing mineral resource should be mined to their maximum and feasible extent, consistent with environmental standards. Reclamation and restoration of the site should be done in such a way to facilitate access and development of the site consistent with the Plan's long term land use designation.



## Chapter 7 - Transportation

**T-1** Metropolitan King County Government should provide a balanced transportation system in the East Sammamish Planning Area by:

- a. Applying demand management and operational management options to make more efficient use of existing vehicle capacity;
- b. Providing Nonmotorized and high occupancy vehicle (HOV) facilities, including metro and service; and
- c. Planning for and constructing capital improvements which ensure adequate roadway capacity.

**T-2** Metropolitan King County Government, Issaquah and WSDOT should enter into interlocal agreements transportation improvement projects to alleviate congestion at I-90 interchanges in the East Sammamish Planning Area. Recommendations from the Issaquah/I-90 Access Study, East Sammamish Access Improvement Study, Eastside Transportation Program and the East Sammamish Community Plan Update should be considered.

**T-3** Consistent with existing countywide policies and in order to accommodate anticipated development and population growth in East Sammamish, transportation improvements in Metropolitan King County Shall proceed in the following priority order:

- a. Safety
- b. Maintenance
- c. Transit Support
- d. Capacity increases for existing development
- e. Capacity increases for future developments.

**T-4** Safe equestrian access shall be preserved and/or enhanced within the road right-of-way within established equestrian communities in East Sammamish as identified on the Non-motorized Improvement map. A widened gravel or dirt shoulder may be preserved or expanded as needed to enhance safe equestrian circulation within these communities. Such facilities and techniques should serve to maintain access to either the public or established private trails system in these areas. If right of way, traffic volumes/speed, and user demand indicate the need, a separated parallel facility in the road right-of-way may be constructed outside of the ditch line, or as a trail on an independent alignment. All roadside equestrian facilities should be coordinated with the off-street network to provide access and route continuity. Identified equestrian trails on private property shall be preserved through the development process through P-suffix conditions.

**T-5** All new development that contains an equestrian trail as identified on the map, East Sammamish Non-Motorized Improvement, or an historically used equestrian trail, shall provide the trail right-of-way as a condition of subdivision or other County permit approval. Trail right-of-way width shall be determined by King County at a width suitable to accommodate equestrian uses. The area within the trail right-of-way but not within any dedicated road right-of-way shall also be credited toward the lot area of any proposed development.

**T-6** If the need for new transportation corridors is identified, Metropolitan King County Government shall move in timely manner to identify and acquire the needed right-of-way.

**T-7** Metropolitan King County Government shall require a contribution for all new development in East Sammamish for transportation improvements to help mitigate traffic impacts as required by the Metropolitan King County Government Road Adequacy Standards and Mitigation Payment System.

**T-8** Commercial and industrial land uses in East Sammamish should be located and be served by the intersection of two principal arterials. Neighborhoods centers should be located and served by at least a secondary arterial.

**T-9** New developments should be designed and constructed with an internal road system which includes a Neighborhood Collector linking with existing or planned adjacent developments, creating a complete Neighborhood Collector circulation system and such linkage should be designed to ensure sure safety of local streets. Through traffic on local access street should be discouraged.

**T-10** New urban developments taking access via local access streets in existing residential neighborhoods should include connecting roads compatible in design with the existing neighborhood street while meeting safety standards of Metropolitan King County Government Road Standards. Development conditions may include improvements on existing street in order to ensure safety standards.

**T-11** Metropolitan King County Government should work to increase fixed route transit service frequency, extend routes, and establish new routes and demand responsive services in order to connect the more developed portions of the East Sammamish Community Planning Area to downtown Redmond, Issaquah and area Park-and-Ride lots.

**T-12** Metropolitan King County Government should incorporate bus pullouts, bus shelters and other transit or HOV facilities, as needed, into roadway design and project recommendations. New subdivisions fronting streets with transit service should include provisions for transit support facilities as determined through the development review process.

**T-13** Metropolitan King County Government should establish Park and Ride facilities in the East Sammamish Community Planning area. Park and Ride facilities should be built along 228th Avenue and/or adjacent to I-90 and SR 202. The Park and Ride(s) lots should be sited adjacent to and connect with existing or proposed community or neighborhood centers or within the employment center located around the intersection of E. Lake Sammamish Parkway and SE 56th Street. Establishment of a site near, but to the north of, I-90 should be high priority response to current and anticipated I-90 access problems.

**T-14** Small joint park and ride/park and pool lots should be established both publicly and privately in East Sammamish along principle or minor arterials near residential and commercial development to facilitate transit use and car/van pooling. Preferably, these lots should be associated with existing uses, such as churches, where midweek parking capacity is under-utilized.

**T-15** HOV improvements shall be considered in all major widening and new construction road projects in East Sammamish. Consideration shall be given to HOV lanes, queue bypasses and transit pull-outs. HOV facilities should be a high priority on principal arterials. Metropolitan King County Government should also coordinate with the cities of Redmond and Issaquah and the Washington State Department of Transportation to include consideration of HOV facilities on roadways in their jurisdictions.

#### **NEW POLICY**

The Metropolitan King County Government shall address the transit needs of planning area residents. A jointly-funded study should be conducted in a currently developed area representative of the range of densities and housing types planned for the urban area of East Sammamish. The study should include a survey of residents' present commuting patterns as well as non-work related travel and preferences for transit improvements. Innovative transit solutions be investigated to identify those that might best respond to the identified needs of area residents and a pilot project should be funded to implement the study findings.

**T-17** Bicycle and pedestrian facilities should be incorporated into all East Sammamish road improvement projects. Special emphasis should be placed on pedestrian and bicycle safety improvements when developing project recommendations or when scheduling maintenance activities.

**T-18** All new residential developments in East Sammamish should have include a system of pathways including sidewalks which maximize internal pedestrian access and circulation. Pathways should provide the most direct access possible, thereby removing barriers and preventing unnecessary circuitous routes. This may include on or off street pedestrian routes. This may include providing pedestrian connections between abutting cul-de-sacs and coordinated off-site connections to adjacent existing and planned residential and commercial developments, institutions (including schools and libraries), transit stops, and regional trails. The residential developments should maintain in site pathway systems unless Metropolitan King County Government requires their dedication.

**T-19** New commercial, office, industrial, and multi family housing developments and public and private institutions (including schools and libraries) in East Sammamish should include pedestrian and bicycle access and circulation facilities. Facilities should be designed with special consideration for children, handicapped persons, and the elderly which allow convenient access to and within the site. The utmost attention should be given to safety in design of internal pedestrian walkways in an effort to reduce pedestrian/automobile conflict. The design of the development should not create barriers for bicycle access and should provide bicycle parking on the properties. Existing institutions are encouraged to remove existing bicycle barriers and to provide bicycle parking.

**T-20** Metropolitan King County Government should ensure adequate pedestrian and bicycle access to and support facilities at transit stops and include secure parking for at least one bicycle.

**T-21** Metropolitan King County Government should develop a pedestrian and bicycle circulation plan for all existing or planned community and neighborhood centers in East Sammamish during this planning cycle.

**T-22** Metropolitan King County Government should preserve existing equestrian access along streets relied upon by the equestrian community as identified in this plan for access to regional trails in East Sammamish. Such roads should preserve and/or enhance wide, soft surface shoulder conditions, or establish a parallel soft surfaced equestrian trail outside of the ditch line or curb of the road.

**T-23** Equestrian related improvements should be made on arterials only when no other safe and direct option for equestrian trail access exists on either non-arterial streets or dedicated off-street feeder trails.

**T-24** Metropolitan King County government should develop Neighborhood Pathways within the road right-of-way along roads which have no existing pedestrian facilities and which has also been identified for equestrian need. Preferably, these multi-purpose pathways should be located outside the ditch line or curb and should be soft-surfaced.

**T-25** Establishment of a multipurpose separated trails system in East Sammamish shall be aggressively pursued, particularly if a proposed addition to the system would serve activity centers or destinations such as schools, commercial and industrial centers, recreational facilities, and residential developments. Access to the trail system shall be enhanced through the provision of increased parking at key access points be provided.



## Chapter 8 - Facilities and Services

FS-1 Installation of new water lines should be consistent with an adopted district's or municipal water comprehensive plan and is timed and coordinated, as required by K.C.C. 14.28 with other utility projects which utilize public right-of-ways and easements. This will help to reduce overall public costs, noise and disruption to the local area during construction.

FS-2 New development within the designated water service area should be required to be served by public water systems as defined by WAC 248.54 and provided for in the coordinated water system plan for the area.

FS-3 Water conservation practices are encouraged for new building construction.

FS-4 Long range water utility planning should support and be consistent with existing regulations and planned land use designations. Connection to the Seattle Tolt River Pipeline or a similar regional water source should be established as the long term solution for water needs in the Urban Area.

FS-5 Conversion of Urban Reserve Areas to urban land uses should not be permitted until King County reviews and approves a water district comprehensive water plan amendment that identifies any required new source of water and until the criteria spelled out in GM-4 have been met.

FS-6 Water service in Rural Areas may be provided by:

- a. Direct connection to an approved public water system. If service from existing public water systems will not become available in a reasonable and timely manner at the time of development; then
- b. A satellite water system should be established, managed by an approved Satellite System Manager; or
- c. Formation of a new public water system, consistent with Coordinated Water System Plan guidelines.

FS-7 Water mains extended into or through Rural Areas and Resource Production Districts should be sized according to the adopted CWSP to accommodate planned used and rural densities. Existence of public water service for Rural areas or Resource Production Districts shall not result in or be justification for higher residential densities than anticipated by this community plan. Therefore, purveyor plans for systems in Rural Areas and Resource Production Districts must include a finding that increased density shall not be required to finance such systems.

FS-8 Areas identified as recharge areas should be protected under the Issaquah Creek Valley and Redmond-Bear Creek Valley Ground Water Management plans. Methods to be considered should include use of clustered development, maintaining or redesignating the area for low density development conditions, amount of clearing and impervious area restrictions, and requiring stringent adherence to drainage and surface water runoff protection guidelines.

FS-9 Metropolitan King County Government and affected jurisdictions should implement the adopted recommendations of the East Sammamish Basin Plan, Issaquah Creek Basin Plan, the East King County Critical Water Supply Study, the Issaquah Ground Water Management Plan and the Redmond-Bear Creek Valley Ground Water Management Plan when completed, as long term solutions for protecting water resources in the East Sammamish planning area.

FS-10 Public sewers are the preferred methods for wastewater treatment in Urban Areas, including urban Reserve Areas.

FS-11 Existing urban areas of one to two dwelling units per acre may continue to be served on-site waste water treatment systems. Urban Reserve Areas may be served by on-site waste water treatment systems provided these systems function properly.

**FS-12** Metropolitan King County Government should oppose any extension of public sewer service into the Snoqualmie drainage basin except to serve Urban Areas, urban Reserve Areas or existing development being served by a failing on-site system as determined by Health Department standards. Such extensions will not require, or be justification for, land uses or densities inconsistent with the adopted zoning and King County Comprehensive Plan.

**FS-13** Metropolitan King County Government encourages sewer districts to use latecomers agreements when they extend sewers into the urban reserve area.

**FS-14** Within Rural Areas and Resource Production Districts, sewer service shall not be extended nor new sewer systems added.

**FS-15** Metropolitan King County Government should work with all local jurisdictions in addressing the need for additional sources of electric power. Interlocal agreements between Metropolitan King County Government, Redmond and Issaquah should include means of facilitating the siting, design and permitting process of transmissions lines, distribution lines and substations. The integrity of the public involvement process of each jurisdiction should be maintained.

**FS-16** Land should be designated and set aside for future transmission line corridors and substations and the locations should be compatible with surrounding uses and supports existing and planned future land uses. Development within and adjacent to proposed corridors should be coordinated with and reviewed by King County, Redmond, Issaquah and Puget Power.

**FS-17** SEPA review of development permits should include a review of project specific as well as cumulative impacts on the electrical system.

**FS-18** King County and Puget Power should continue to work together to develop open space uses in Puget Power transmission line rights-of-way.

**FS-19** A "Notification of Electrical Service Needs", provided to Puget Power, should be required as part of a completed development application. This will serve to alert Puget Power of new developments in the area and the impacts of the proposed development on the electrical system.

**FS-20** New transmission lines and distribution stations should be developed to decrease the number of interruptions and duration of outages to Puget Power's existing electrical system. King County includes for information purposes only, Puget Sound Power and Light Company's "King County GMA Electrical Facilities Plan", dated December 1992.

**FS-21** Developers proposing new subdivision developments within the planning area should notify local service providers in order to coordinate the provision of needed services in the area.

**FS-22** The installation of new natural gas lines should be timed and coordinated with other utility projects which utilize public right-of-ways and easements where possible. This will help to reduce overall public costs, noise and traffic impacts on the local area during construction.

**FS-23** Joint use of public safety facilities should be encouraged as future fire and police service needs are planned for and site plans are developed.

**FS-24** King County and the various school districts should identify future school needs based on land use densities, identify available and buildable future school sites and plan for needed infrastructure improvements.



**FS-25** King County should reevaluate the current mitigation process for new development on park and open space needs. King County Parks staff should work with the school districts to develop jointly funded, used and maintained playfields (including 90's baseball fields), community centers, gyms and swimming pools.

**FS-26** Prior to site preparation, an inventory of vegetation will be conducted to identify significant trees and vegetation. Site designs for new schools and other public facilities, should incorporate existing vegetation as much as possible. Retention of significant trees and vegetation along roadways is required in order to provide visual buffering of these facilities.



## **Chapter 9 - Parks and Open Space**

**P-1** Park and recreation facilities shall be provided which are designed and located to serve a broad spectrum of the East Sammamish population and which will preserve and protect cultural resources and unique features where possible. A variety of recreation opportunities should be available including natural areas, passive parks and active developed parks including athletic fields. A network of trail systems should be developed within the planning area.

**P-2** King County shall evaluate existing developed areas and areas designated for future growth, as well as county-owned property throughout the planning area, to identify future park sites. Suitable sites within developed and future growth areas should be given highest priority for new park acquisition and facility development.

**P-3** Prospective sites for active recreation parks, shall contain substantial areas of well-drained level ground suitable for athletic fields, tennis courts, and other similar facilities. Such facilities shall be located convenient to the population they are designed to serve.

**P-4** The trading of County property in the planning area for other private property for the purpose of obtaining better parklands or open space is encouraged. However, any land to be so acquired must be within the East Sammamish Planning area. Prior to any such land trade, community meetings shall be held to inform planning area residents and gather community input.

**P-5** In phased development, on-site recreation or park sites shall be designated during the initial phases; improvements (such as play equipment) should be completed proportionately as buildout occurs.

**P-6** Park and recreational facilities shall support the existing population as well as projected growth in the planning area consistent with countywide park adequacy and concurrency requirements as they are adopted.

**P-7** King County shall provide a level of funding which shall at all times be sufficient to assure adequate maintenance of existing park and recreation facilities.

**P-8** King County shall give high priority in the allocation of resources to active recreation facilities to meet existing and projected recreation demand in the East Sammamish Community Planning Area. Facilities should include, but are not limited to, tot lots and athletic fields.

**P-9** The allocation of resources for active parks as well as open space and natural areas shall place heavy emphasis on early acquisition of land for these purposes while it is still available in the East Sammamish planning area.

**P-10** The East Sammamish Plan shall support the goals and recommended policies of the King County Open Space Plan as well as the protection of the open space sites proposed for acquisition by the Open Space Plan. Implementation techniques may include acquisition, establishment of development controls or provisions of development incentives.

**P-11** Consistent with the King County Open Space Plan, the County shall encourage establishment of an open space system in East Sammamish and give priority to protecting recreational, cultural and natural and sensitive areas such as shorelines, aquifer recharge areas, wildlife habitat, historic properties, archaeological sites, scenic vistas and community separators or greenbelts. The County may require lot clustering within or adjacent to open space areas; linkages between open spaces and may provide density bonuses or incentives to developers who preserve significant open space or establish trails beyond usually applied mitigation.

**P-12** Existing vegetation buffers shall be maintained along all major thoroughfares within the planning area. These buffers should be as continuous as practicable. Where existing vegetation is not adequate to create a visual buffer additional landscaping shall be provided.

**P-13** King County should encourage retention of significant views. Scenic vistas should be protected by using a variety of residential development strategies such as clustering, unobtrusive siting of buildings, heights restrictions and zoning. Properties with significant vistas should be considered for acquisition.

**P-14** King County should review and, where appropriate, implement the recommendations of the Mountains to Sound Greenway plan.

**P-15** Existing public access points to Lake Sammamish should be maintained and additional access points provided or acquired and developed to ensure public access to the lake.

**P-16** Sites providing shoreline access opportunities should be high priority for acquisition. Shoreline sites should incorporate facilities for picnic activities and other passive recreational uses. Where physical access would disrupt environmentally sensitive areas, the provision of viewpoints should be preferred over physical recreational uses.

**P-17** Urban separators should be established in the area designated on the community plan map to provide visual relief from continuous development, provide important linkages for wildlife habitat, and maintain a visual separation between distinct communities. The East Sammamish Area Zoning will implement the Urban Separators.

**P-18** There are areas within the Urban Separators that are especially suitable for trail connections for recreational use by present and anticipated population. King County should develop a trail and/or parks system utilizing the preserved open space within the Urban Separators.

**P-19** Trail opportunities shall be available to a wide range of users. Trails should avoid degradation of environmentally sensitive area. King County shall put a high priority on the acquisition and development of the regional trail system linking the East Sammamish Planning area to other parts of the County.

**P-20** A community wide trail system for pedestrians, equestrians, and bicyclists shall be developed. This trail system shall connect regional and city trails with local trails and walkways.

**P-21** The establishment and design of a community oriented local trail system should include: routes which connect residential and recreation areas; routes which provide access to public shoreline area; routes which incorporate views and other special features of scenic, historic, architectural or other cultural interest; and routes which provide access to and connect schools and activity centers.

**P-22** Consistent with King County Open Space Plan rights-of-way or easements along utility corridors, abandoned railroads, and other former transportation corridors as potential trail corridors, within this planning area should be acquired.

**P-23** When the development of properties occurs in the East Sammamish planning area, public access or easements shall be required to complete the development of a local trail system for those properties where existing trails have historically been used by the public, or where the King County Open Space Plan identifies proposed trail alignment for regional and local trails. The Parks Division shall review the application during the development review process.

**P-24** Adequate right-of-way shall be provided for trail use. Trails shall connect to existing and proposed schools, parks, riding stables, recreation areas and neighborhoods. Trail corridors shall be of adequate width to be screened from adjacent development.

**P-25** King County shall work closely with other jurisdictions, public agencies and user groups to seek appropriate trail links between elements of the open space system.

**P-26** Wildlife corridors may include trails wherever appropriate. The Environmental Division shall review and approve all trails proposed in wildlife habitat corridors.

**P-27** King County and other jurisdictions should implement a regional equestrian trails network.

**P-28** Off-Road-Vehicles (ORV) should be strictly prohibited from areas not specifically designated for ORV use. Separate ORV trails should be located where environmental impacts can be minimized.

**P-29** King County shall encourage private sector involvement in the provision of public recreation facilities.

**P-30** King County shall encourage use of various mechanisms to provide and integrate parks, open spaces and trails into all existing and new development. Park and recreation facilities should be accessible to the general public.

**P-31** As a condition of development, park, open space and trail mitigation shall be required of all new residential development. Such mitigations should be identified and in place prior to, or concurrent with, development.

**P-33** King County, the State, the Cities of Issaquah and Redmond, school and library districts and other agencies shall coordinate development of park and recreation facilities and programs to maximize services and recreational opportunities at all levels. King County may seek to involve youth and adult sport organizations as partners in the selection, acquisition and development of park and recreation facilities serving their needs.



## **Chapter 10 - Cultural Resources**

**CR-1** King County shall conduct a survey of existing cultural facilities on the East Sammamish plateau, to assess their conditions, level of use, and the need for and feasibility of providing additional facilities.

**CR-2** Historic and archaeological resources not previously identified in East Sammamish shall be surveyed. These resources should be added to the Historic Resources Inventory and considered with other inventoried properties for acquisition and protection as open space or for other public use.

**CR-3** Most of the area's historic resources identified to date are found in two areas: west of 228th Avenue SE, and along the Paterson Creek/Redmond-Fall City Road. The Community Plan shall label all inventoried historic resources on the area zoning maps and attach special development conditions to them to assure land uses compatible with protecting their historic qualities.

**CR-4** Special effort shall be made to involve property owners when identifying and nominating historic resources for landmark status.

**CR-5** King County shall pursue interlocal agreements with all cities and appropriate Indian tribal organizations in the planning area. The cities of Issaquah and Redmond do not have historic preservation programs. This would make it possible for the Landmarks and Heritage Commission to identify and protect historic and cultural resources within the participating jurisdictions and their spheres of influence.

**CR-6** Historic resources which meet the criteria for County Landmark status should be nominated for designations. The King County Landmarks Commission, community groups and concerned individuals may initiate nominations.

**CR-7** The preservation, restoration and adaptive re-use of historic, archaeological and other cultural resources in the East Sammamish planning area is encouraged, in order to maintain the character of the community and to preserve tangible reminders of the area's history.

**CR-8** King County encourages local historical and arts organizations to work with the cities of Issaquah and Redmond and citizens in the unincorporated area of East Sammamish to interpret and preserve their heritage and to promote the arts and humanities in the community.

**CR-9** Additional property owner incentives and regulatory safeguards should be developed to protect and preserve County Landmarks and other identified historic resources. In addition to continuing current assistance effort, incentives employed should include the use of existing grants and new grants from Hotel-Motel revenues to preserve eligible resources. Technical assistance from County staff and other sources should be expanded and made more widely available.

**CR-10** King County encourages the preservation of historic resources that meet the criteria for County Landmarks or for the State or National Registers of Historic Places. This can be accomplished through zoning, special conditions, development regulations, and other governmental regulation and action.

**CR-11** Development of properties in the vicinity of potential or designated historic sites shall preserve the aesthetic, visual and historic integrity of the historic resource through the use of landscape buffers, setbacks, and other means identified through the environmental review process. King County shall establish procedures to ensure that the impacts of nearby projects upon an historic resource are considered during development review of those projects.

**CR-12** Development of public facilities, particularly parks, open space lands and trails, shall be coordinated with and contribute to preservation, restoration, and use of heritage and cultural sites and the establishment of interpretive centers in East Sammamish area.

**CR-13** King County should continue to provide arts and culturally-based programming to the East Sammamish plateau through its existing programs, and should provide technical assistance for locally-generated arts programs.

**CR-14** Public awareness and appreciation of the benefits of historic preservation should be increased through outreach and educational programs. Use of interpretive signs, road side markers and other accessible public information on local history and historic resources should be encouraged.

**CR-15** Historic resources and arts and cultural programs should be incorporated into economic development and tourism activities in the East Sammamish area. Measures should include restoration and reuse of historic buildings, protection of scenic quality in historic farming areas, and historic mainstreet restoration in small communities.

#### **NEW POLICY**

An Historic district designation for the West Beaver Lake Neighborhood (near the corner of SE 24th & West Beaver Lake Drive) should be pursued directly with the King County Office of Historic Preservation.



## Area Zoning



# **Chapter I. Introduction**

## **Background**

The East Sammamish Area Zoning consists of text and official zoning maps for the unincorporated lands contained in the East Sammamish Community Plan Update study area (usually referred to as the "East Sammamish planning area"). The East Sammamish planning area is bounded by Lake Sammamish on the West; Interstate 90 on the south; approximately the Redmond-Fall City Road on the east; and the Redmond-Fall City Road on the north. The Cities of Issaquah and Redmond border or are within the planning area's boundaries.

The area zoning maps and text apply the land use policies and designations of both the Countywide 1985 King County Comprehensive Plan (KCCP) and the East Sammamish Community Plan Update (ESCP) to land in the planning area. Policies from these plans are cited throughout the area zoning text to help the reader understand the rationale for placement of zone classifications and site-specific development conditions. Whether they are cited or not, however, all applicable plan policies shall govern zoning and land use decisions necessary to implement the East Sammamish Community Plan Update.

## **Area Zoning Definition and Scope**

Area Zoning implements the policies recommended and finally adopted in the East Sammamish Community Plan Update. Area zoning is initiated by King County to adopt or amend zoning maps to implement land use policies on an areawide basis. The procedure is comprehensive in nature, and deals with natural homogeneous communities, distinctive geographic areas and other types of districts having unified interests within the County. Area zoning uses zoning classifications to apply the land use policies of the King County Comprehensive Plan and the East Sammamish Community Plan to land in the planning area (KCC 20.08.030). Area zoning is submitted to the King County Council for review at the same time as the community plan (KCC 20.16.100).

The Adopted East Sammamish Community Plan Update calls for protection of important features of the planning area, and improvements to facilities and public services that have been overloaded by the planning area's rapid growth. To implement the policies of the proposed ESCP, conditions of site plan approval are applied to some or all properties in the planning area. Development conditions are applied to affected lands by using a "P-suffix" on the zoning map in accordance with KCC Chapter 21.46.150 through .200. (e.g. AR-5-P). These P-suffix conditions are necessary because of unique environmental features and public service problems in the East Sammamish planning area.

The Area Zoning consists of amendments to King County's official zoning maps in the East Sammamish planning area, referenced land use policies which determined what zone was applied to the land, and text containing any special development conditions which apply to that land. The Area Zoning maps and text together constitute an "official control", as defined in KCC 20.08.140, and regulate the use of land.

## **How To Use This Document**

The East Sammamish Area Zoning contains an overview of the zoning changes adopted to implement the East Sammamish Community Plan update; overall zoning map (end of Chapter Two); and site-specific and areawide development conditions and maps (Chapter Three).

### **Chapter II**

This chapter describes the major zoning changes adopted in the East Sammamish Area Zoning and gives the policy basis from the adopted East Sammamish Community Plan Update for them. Zoning changes are discussed by major land use designations (Urban Residential, Rural Residential, Agricultural, Commercial, Industrial/Employment Centers, Wildlife Corridor/Urban Separator). Adopted P-suffix development conditions that are part of the zones are covered in Chapter III. Additional policies from the KCCP or East Sammamish Community Plan Update may apply to these zone designations. The Area Zoning Map is found at the end of this chapter.

### **Chapter III**

Chapter III contains the P-suffixes or development conditions adopted as part of the area zoning. The area zoning map can be used to identify P-suffixes applying to specific zones, such as commercial or residential. Parcel specific maps have been prepared for other development conditions.

### **List of Development Conditions**

1. Potential Zone Reclassification Requirements
2. Grand Ridge Clustering
3. Wildlife Corridor/Urban Separator
4. Klahanie Village Affordable Housing
5. On-Site Recreation Space and Parks
6. Wetland 7 and North Fork Issaquah Creek Valley
7. Pedestrian Circulation
8. Klahanie Community Business Center Design Requirements
9. Northwest Pipeline
10. Farmlands Preservation Clustering
11. Mineral Resource Extraction
12. Beaverdam Rural Deed Restrictions
13. Beaverdam Golf Course Restrictions
14. Historic Preservation
15. East Lake Sammamish Basin Wetland Management Areas
16. Grand Ridge Rural Development Requirements
17. Pine Lake Watershed
18. Beaver Lake Watershed
19. Surface Water Retention/Detention Requirements

- 20. Seasonal Clearing and Grading Restrictions
- 21. Panhandle and Monohan Subbasins
- 22. Vegetation Retention in Rural Areas
- 23. Pine Lake Medical/Dental Clinic Properties
- 24. Bush Lane Subarea Development Requirements
- 25. Plateau Properties
- 26. J. Swerda Property

NOTE: The area zoning was adopted under the old Zoning Code (KCC Title 21), but was converted to the new Zoning Code (KCC Title 21A) as part of the area zoning adopted with the 1994 King County Comprehensive Plan by Ordinance 11653.



## **Chapter II. Area Zoning Highlights and Zoning Changes**

This chapter describes the major zoning changes proposed for the East Sammamish Area Zoning and gives the policy basis from the Executive Proposed East Sammamish Community Plan Update for them. Zoning changes are discussed by major land use designations (Urban Residential, Rural Residential, Agricultural, Commercial, Industrial/Employment Centers, Wildlife Corridor/Urban Separator). Proposed P-suffix development conditions that are part of the zones are covered in Chapter III. Additional policies from the KCCP or Proposed East Sammamish Community Plan Update may apply to these zone designations. The Proposed Area Zoning Map is found in the back pocket of this document.

### **Urban Residential Areas**

#### **Urban Growth Reserve**

GR-5 (Growth Reserve), Potential S-E or SC-P, RS-15000, RS-9600, RS-7200, RS-5000, RD-3600, RM-2400, RM-1800. (Urban Growth Reserve, 1 dwelling per 5 acres)

The recommended zoning implements KCCP policy R-202B and proposed ESCP policies GM-2 to GM-5 and R-3, by restricting development in Urban Areas to homes at a density of one unit per 5 acres, clustered, until adequate urban services are available. The GR-5 zoning shall be applied to all single family Urban designated vacant or undeveloped properties two acres or larger in area, and all undeveloped multifamily parcels, until King County determines that the criteria of policy GMA are met (See Chapter IV, Potential Zone Reclassification Requirements).

The 1982 ESCP applied SR, SE, SC (Potential MPD), RS-9600 or RS-15,000 to these areas.

#### **Urban Zoning**

##### **Single Family**

S-E or SC-P, RS-15000, RS-9600, RS-7200 and RS-5000 (Urban Residential, 1, 2-3, 4, 6 or 8 dwellings per acre base density).

This zoning implements ESCP policies R-5, R-6, R-7, R-8 and R-9, respectively. Along with higher density zones, this zoning also implements KCCP policy R-201 which calls for an average zoned density of 7 to 8

dwellings per acre on vacant, environmentally unconstrained land. On parcels 2 acres or larger, the zoning will be GR-5, with the potential higher density zoning to be activated by one or more King County-initiated amendments to this area zoning document, or by individual reclassification approvals, when the areawide phasing criteria in policy GMA are met, or by June 30, 1996.

### **Multifamily**

RD-3600, RM-2400 or RM-1800 (Urban Residential, 12 to 24 dwellings per acre base density)

This zoning implements ESCP policies R-10 through R-12. These higher density zones, along with Urban Residential zones ranging from 4 to 8 dwellings per acre, also implement KCCP policy R-201 which calls for an average zoned density of 7 to 8 dwellings per acre on vacant, environmentally unconstrained land. Except for vested projects, all land proposed for multifamily zoning will be zoned GR-5 with the potential higher density zoning to be activated by one or more King County-initiated amendments to this area zoning document, or by individual reclassification approvals, when the areawide phasing criteria in policy GMA are met, or by June 30, 1996.

## **Rural Residential Areas**

AR-2.5 (Rural area - one dwelling per 2.5 acres)

This zoning implements proposed ESCP policy R-16, as well as KCCP policy R-216.

AR-5 (Rural area - 1 dwelling per 5 acres)

This zoning implements proposed ESCP policy R-14 and KCCP policy R-215.

AR-10 (Rural Area - 1 dwelling per 10 acres)

This zoning implements proposed ESCP policy R-15 and KCCP policy R-215.

ESCP policies R-14 to R-16 and KCCP policies R-215 and R-216 call for a Rural Area designation to define the Urban/Rural boundary, buffer Resource lands from conflicts caused by nearby urban development, recognize low-density areas without urban services or the foreseeable possibility of cost-effective services, and protect critical drainage basins. These areas are characterized by farms, forests, low-density residential development, sparse public services, and widespread environmental constraints such as floodplains and steep slopes. The ESCP and Area Zoning give long-term protection to these areas while allowing a reasonable level of development. Within Rural Areas, the 1982 Area Zoning applied a range of zones, including G5, SE, and SC.

## **Agricultural**

A-10 (Agricultural - 10 acre lot size)

This zoning implements proposed ESCP policy RL-2 and KCCP policy RL-303.

The ESCP update proposes to maintain the Agriculture zoning adopted by the 1982 Area Zoning, and the Agricultural Production District boundaries established by the KCCP in 1985.



## **Commercial**

### **Neighborhood Centers**

**B-N-P (Neighborhood business)**

This zoning implements proposed ESCP policy CI-5 and KCCP policies CI-401 and 402.

The proposed plan calls for designation of one neighborhood center Sammamish Plaza (Monahan), an existing center located at SE 32nd and East Lake Sammamish Parkway. The 1982 area zoning applied B-N-P to Monahan.

### **Community Centers**

**B-C-P (Community Business)**

This zoning implements proposed ESCP policy CI-4 and KCCP policies CI-303 through 305.

The 1982 area zoning established B-C-P zoning at Sammamish Highlands/Inglewood Plaza (228th NE and NE 8th) and Pine Lake Village (228th SE and Issaquah-Pine Lake Rd.). The 1982 East Sammamish Community Plan also provided a policy basis for a commercial center in the Klahanie Master Planned Development. The ESCP designates these community centers, with upgraded landscaping standards for new development or any redevelopment, and special buffering and design conditions for the Klahanie commercial center (see P-Suffix).

### **Industrial/Employment Center**

**CG-P (General Commercial)**

**M-P (Manufacturing) and Q-M (Mineral Extraction)**

This zoning implements proposed ESCP policies C-7 to CI-9, RL-6 to RL-10, and KCCP policies CI-201 to 210.

The 1982 area zoning applied a mix of C-G, M-P and Q-M zoning to this area, which the ESCP maintains with minor modifications.

## **Wildlife Corridors/Urban Separators**

**S-C-P (Suburban Cluster, with conditions requiring clustering on no more than 50 percent of site being subdivided, and increased buffers around streams and wetlands.)** Some of these properties are also subject to special Wetland Management Area development conditions. The tracts created by clustering shall be permanent open space.

This zoning implements proposed ESCP policies GM-14, NE-10 and R-6, and KCCP policies E-104, E-202 and E-303.

The 1982 area zoning applied S-C zoning to these areas.

## Zoning Map Symbols

### Executive Proposed East Sammamish Community Plan Update 1992

#### Residential

GR-5	Growth Reserve, 1 unit per 5 acres
SC	Suburban Cluster 1 unit per acre
SE	Suburban Estate 1 unit per 35,000 sq. ft.
SR	Suburban Residential, lot area ranges from 9200 sq. ft. to 5 acres
RS-15,000	Single Family, 1 unit per 15,000 sq. ft.
RS-9600	Single Family, 1 unit per 9,600 sq. ft.
RS 7200	Single Family, 1 unit per 7,200 sq. ft.
RS-5000	Single Family, 1 unit per 5,000 sq. ft.
RMHP	Residential Mobile Home Park
RD-3600	Low Density Multiple Dwelling, 1 unit per 3,600 sq. ft. -
RM-2400	Medium Density Multiple Dwelling, 1 unit per 2,400 sq. ft.
RM-1800	Medium Density Multiple Dwelling, 1 unit per 1,800 sq. ft.

#### Resource

A-10	Agriculture
Q-M.	Quarry and Mining

#### Commercial:

BN	Neighborhood Businesses
BC	Community Business

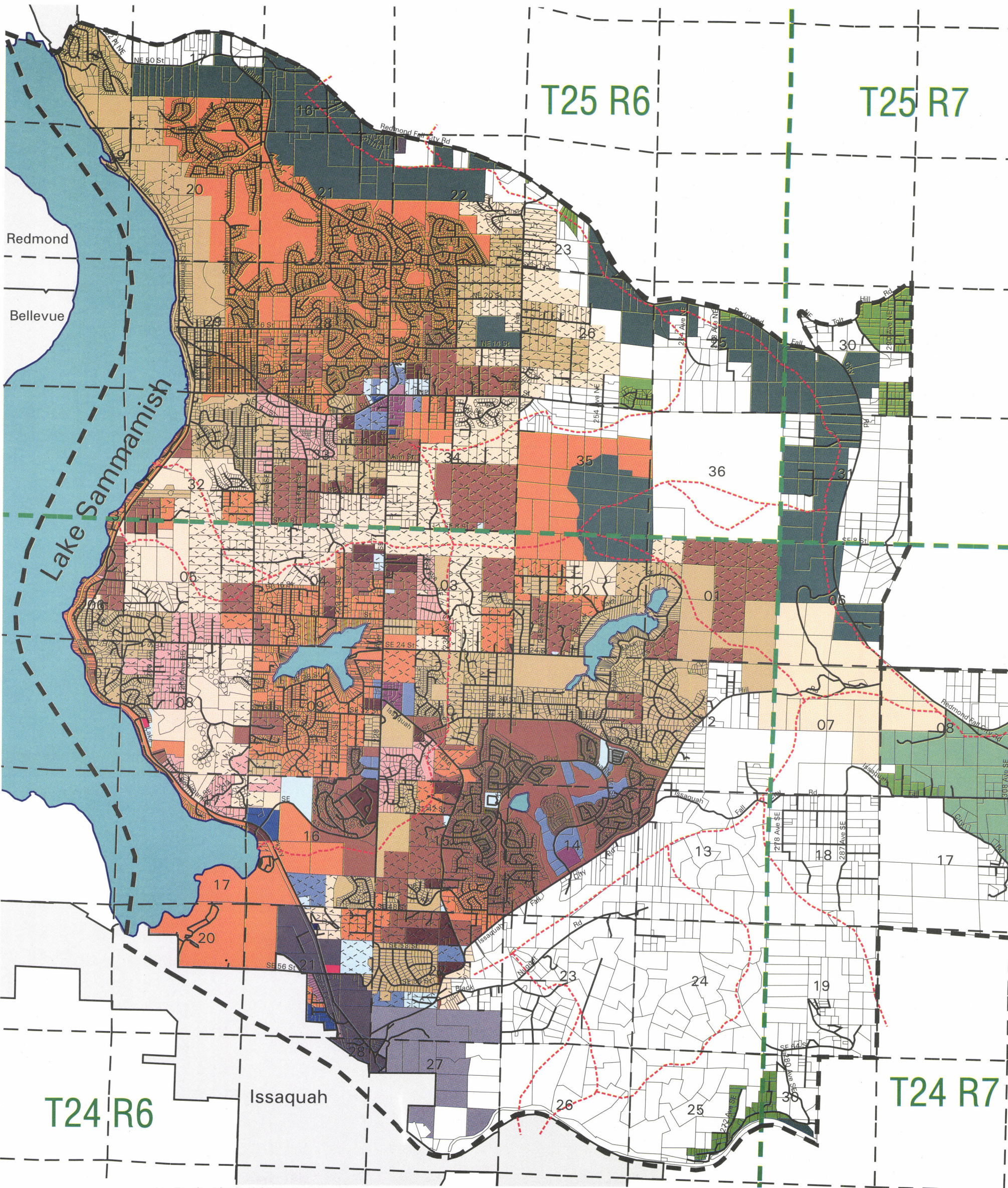
#### Industrial:

MP	Manufacturing Park
----	--------------------

AR-2.5	Rural Residential, 2.5 acre minimum lot size
AR-5	Rural Residential, 5 acre minimum lot size
AR-10	Rural Residential, 10 acre minimum lot size

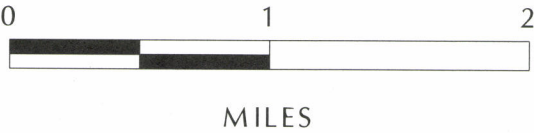
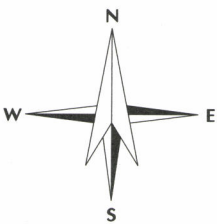
NOTE: See the Area Zoning Map legend for the new Zoning Code's map symbols, and see KCC 21A.01.070(C) for the conversion table used to change each property's zoning from the old Zoning Code to the new Zoning Code.





# 1993 East Sammamish Community Plan Adopted Area Zoning Ord. 10847 – June 1993

	RS-5000-P		SR-P		RM-2400-P		MP-P
	RS-7200-P		A-10-P		RM-1800-P		QM-P
	RS-9600-P		AR-10-P		RM-900-P		GR-5 (Growth Reserve)
	RS-15000-P		AR-5-P		BC-P		Lakes
	SC-P		AR-2.5-P		CG-P		Wildlife Habitat Corridor
	SE-P		RD-3600-P		BN-P		







## Chapter III: Development Conditions

Chapter III contains the 22 P-suffixes or development conditions adopted as part of the area zoning. The area zoning map can be used to identify P-suffixes applying to specific zones, such as commercial or residential. Parcel specific maps have been prepared for other development conditions.

### List of Development Conditions

1. Potential Zone Reclassification Requirements
2. Grand Ridge Clustering
3. Wildlife Corridor/Urban Separator
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23. Pine Lake Medical/Dental Clinic Properties
24. Bush Lane Subarea Development Requirements
25. Plateau Properties
26. J. Swerda Property



## **Development Condition 1.**

### **Potential Zone Reclassification Requirements**

The following P-suffix condition implements ESCP policies GM-4 and GM-5.

Potential zones are applied to properties with a base zone, under which some uses and densities are permitted outright, and a potential zone, which allows a different use or density when certain conditions have been met. Potential zones are designated when a given zone is desirable at a certain location, but the circumstances surrounding development of the site under the potential use require additional information, design review or phasing with public services. The criteria for actualizing the proposed potential zones in the East Sammamish area are listed on the following pages. These criteria must be met before the potential zone can be actualized. The zones will be actualized by an ordinance amending this area zoning document consistent with the ESCP's policies and plan map. This process may include either the entire planning area or a defined subarea, depending on the extent which the reclassification criteria of ESCP policy GMA are met. Individual reclassification requests may also be considered, if they meet the criteria in policy GMA.

King County may reclassify GR-5 zoning, in whole or in part, to its potential zone, or it may accept an application for a zone reclassification, or accept an application for a Master Planned Development in the Grand Ridge subarea, when:

1. Domestic water supplies are adequate to support planned growth, by virtue of either an intertie between the Plateau and the regional water supply in cooperation with the City of Seattle or new ground water resources, and/or conservation measures sufficient to guarantee capacity, either or both of which must be within three years of being fully operational; and
2. Access to I-90 and SR-520 is adequate, by virtue of demand management measures and/or new facilities, either or both of which must be within three years of being fully operational; and
3. Any regional drainage control facilities called for by the Bear Creek, East Lake Sammamish, and Issaquah Creek basin plans or draft plans are within three years of being fully operational; and
4. Puget Sound Power and Light's East Sammamish transmission project is complete, and all facilities called for by the project are within three years of being fully operational.

Different subareas of the planning area may meet these conditions at different times; therefore specifically defined subareas containing groups of properties in similar circumstances (e.g., all sharing a common primary freeway access point) may be reclassified from Growth Reserve sooner than others.

Map: See Area Zoning map for GR-5 overlay.

## **Development Condition 2**

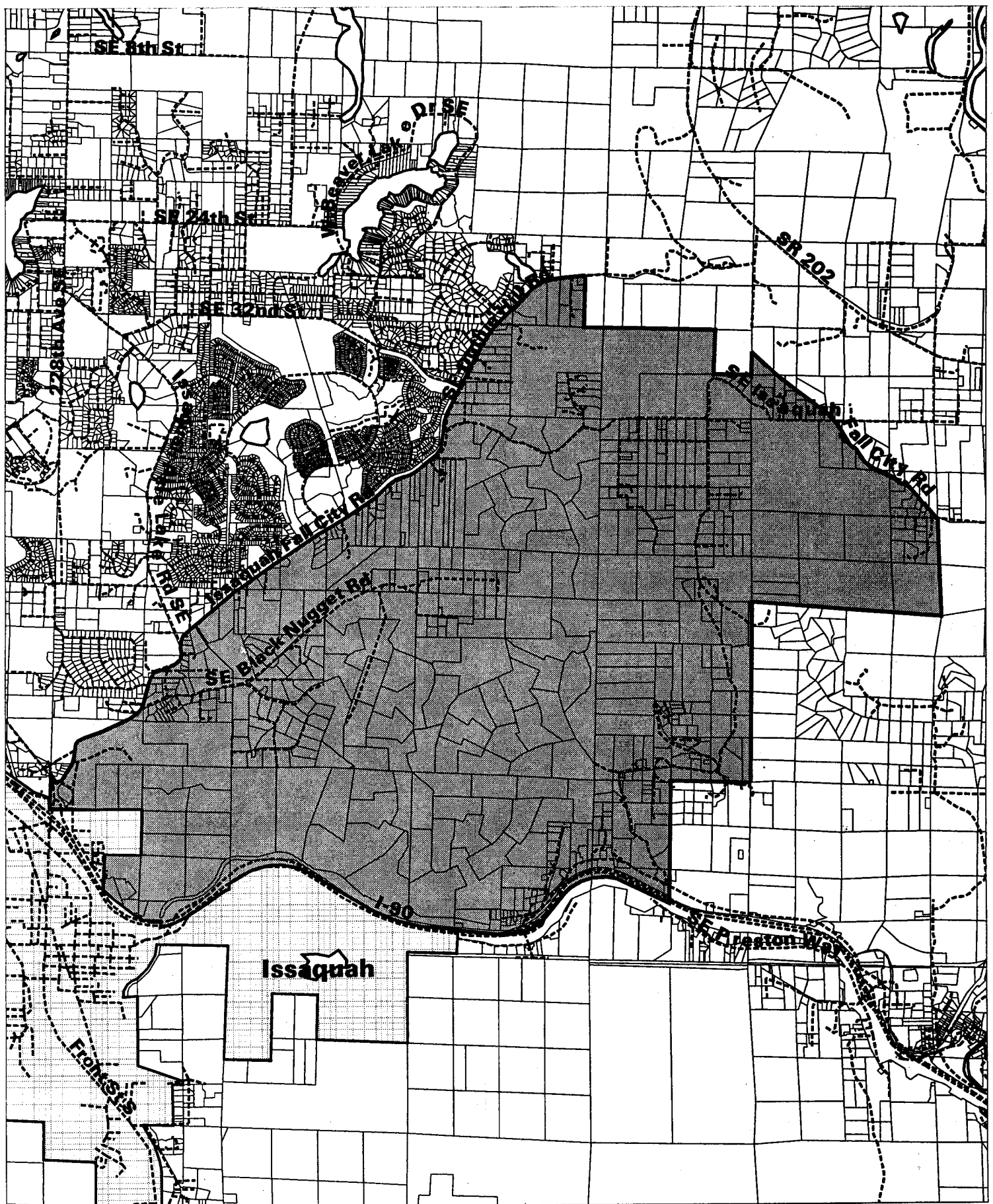
### **Grand Ridge Clustering**

The following P-suffix condition implements ESCP policy GM-16.

The eastern portion of Grand Ridge shall retain its Rural designation and is not included within the UGA. Zoning for this eastern portion shall require rural clustering. The western portion of Grand Ridge that is less environmentally constrained shall also be retained in a Rural designation and is not within the urban growth area. Residential development within the western portion of Grand Ridge should require rural clustering. The western portion is substantially less constrained than the balance of Grand Ridge and redesignation to Urban may be considered through a plan amendment study, once the Issaquah Wellhead Protection Study is complete. Such plan amendment study also must comply with the Ground Water Management Plan when approved by the State Department of Ecology. Land use decisions should be compatible with the findings of the Wellhead Protection Study and the adopted Ground Water Management Plan.

Map: see following page.





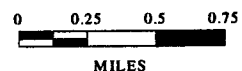
# 1993 East Sammamish Community Plan

Grand Ridge Clustering

Development Condition 2 –Ord. 10847 –June 1993



Development Condition Roads  
Incorporated Areas  
Waterbodies



## **Development Condition 3**

### **Wildlife Corridor/Urban Separator**

The following P-suffix conditions implement ESCP policies GM 14, NE-10 and R-6, and KCCP policies E-104, E-202 and E-303.

Permanent open space for wildlife corridors and urban separators shall be secured through lot clustering on all parcels of land within the S-C zoned lands shown on the Area Zoning map as follows:

1. At least 50 percent of the site are being subdivided or developed shall be placed in a separate tract or tracts of undisturbed open space, except for trails or other non-intensive passive recreation improvements authorized by the Department.
2. A management plan for the tract or tracts shall be prepared which specifies the permissible extent of recreation, forestry or other uses compatible with preserving and enhancing the wildlife habitat value of the tract or tracts.
3. The permanent open space tract or tracts shall be located on the site to maximize continuity with the wildlife corridor/urban separator designation on adjacent properties, as shown on the East Sammamish Community Plan Map. If adjacent properties are already subdivided pursuant to these P-Suffix conditions, the proposed open space tracts or tracts shall be located to maximize continuity with the open space tracts already created on the adjacent properties.
4. Where the designated corridor includes streams or wetlands required to be protected under the Sensitive Areas Ordinance(SAO), an additional 50 feet shall be added to the SAO-required undisturbed buffer on all edges. The additional buffer area shall be given full credit for calculating the site's project density. In corridor segments not regulated by the SAO, the permanent open space tract or tracts shall be located so as to provide a 300-foot-wide undisturbed corridor when it is possible to do so without reducing development density. This 300-foot-wide goal also may be achieved in conjunction with existing or prospective open space tracts on adjoining properties.
5. Permanent open space in compliance with all of the above corridor-related P-suffix conditions, except the increased buffer around streams and wetlands, may also include undisturbed open space to meet any other applicable requirements, such as surface water management. If a trail or other non-intensive recreation improvement is authorized by the Department, the improvement may be credited toward the development's on-site recreation requirement.

Map: See Area Zoning map for location of wildlife corridors and SC zoning.

## **Development Condition 4**

### **Klahanie Village Affordable Housing**

This P-suffix implements Council Amendment #76 to Substitute Ordinance 92-597.

The following P-suffix condition shall govern housing development on the subject property in order to fulfill the balance of the affordable housing required for Klahanie pursuant to the conditions of the original Klahanie rezone (Ordinance No. 6497, DDES File No. 134-80-R) Condition No. 6:

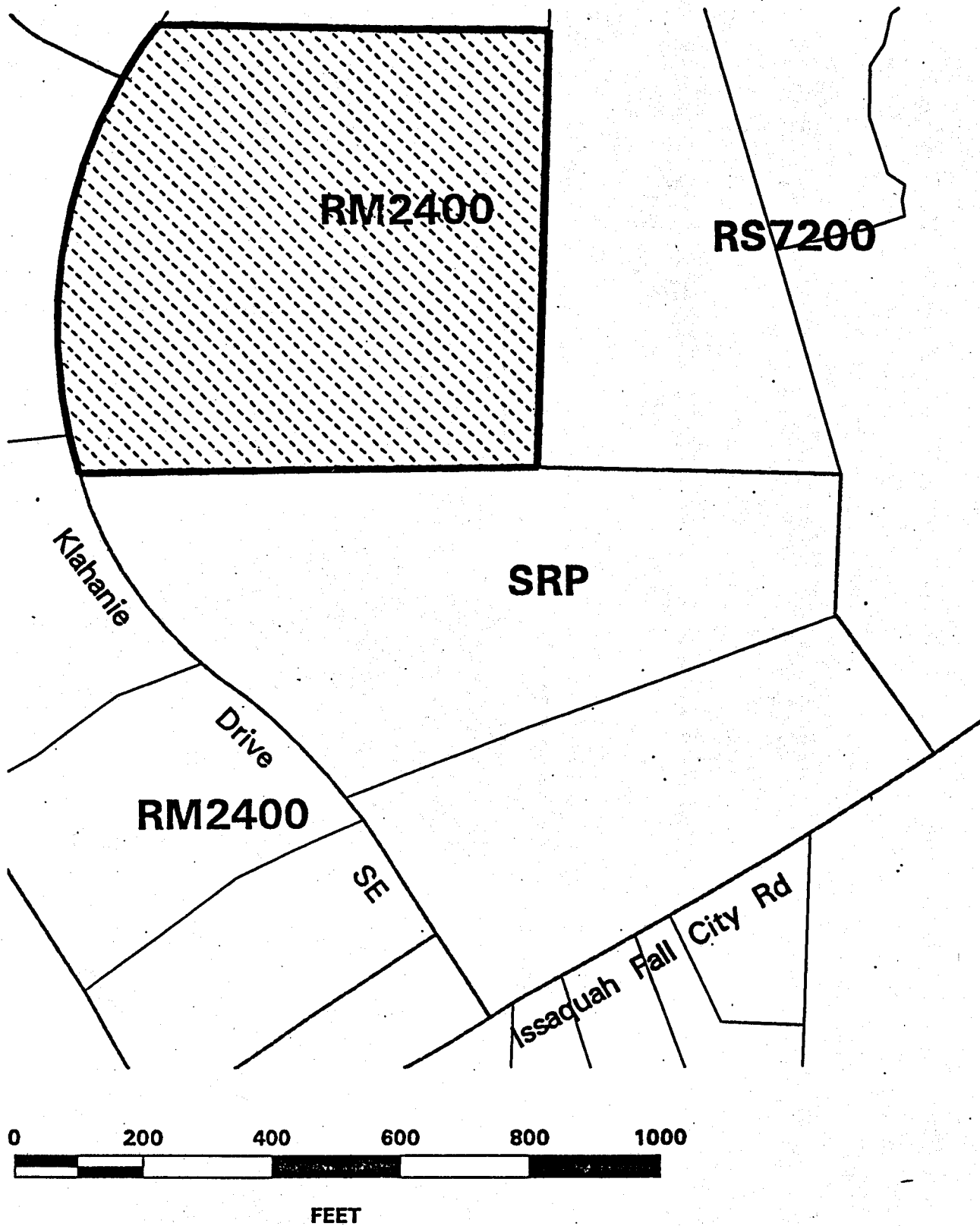
- A. This multifamily parcel shall be set aside for future affordable housing development. When the Planning and Community Development Division (PCDD) has assessed affordable housing performance on prior divisions of Klahanie, PCDD shall release portions of this parcel for development, and a housing covenant shall be recorded which specifies the remaining MPD affordable housing obligation to be fulfilled within this parcel.
- B. Affordable housing covenants must be signed and recorded before any portion of this parcel is sold or before any plat is recorded or building permit issued. Because this is the final major residential phase of Klahanie, covenants shall be negotiated jointly by King County, the Klahanie developer, and the builder who will purchase the parcel.
- C. Rental housing that will be credited toward the MPD affordable housing requirement must meet the following criteria: The units must be rented to income-eligible households (low, moderate, and medium) at a rental rate no greater than 30% of household income. PCDD shall establish annually maximum incomes for low, moderate, and median-income households, adjusted for household size. Prior to issuance of the building permit, the property owner shall agree to report on household income, household size, and rental rate for a period of five years to assure compliance with the MPD requirements. A housing covenant shall be recorded which specifies the number of affordable units to be provided within the project.

The limit of 30% of income for rent is based on the standard used in federal housing programs. If this standard is changed, King County may increase the proportion of income dedicated to rent for units meeting the affordable housing requirements in Klahanie.

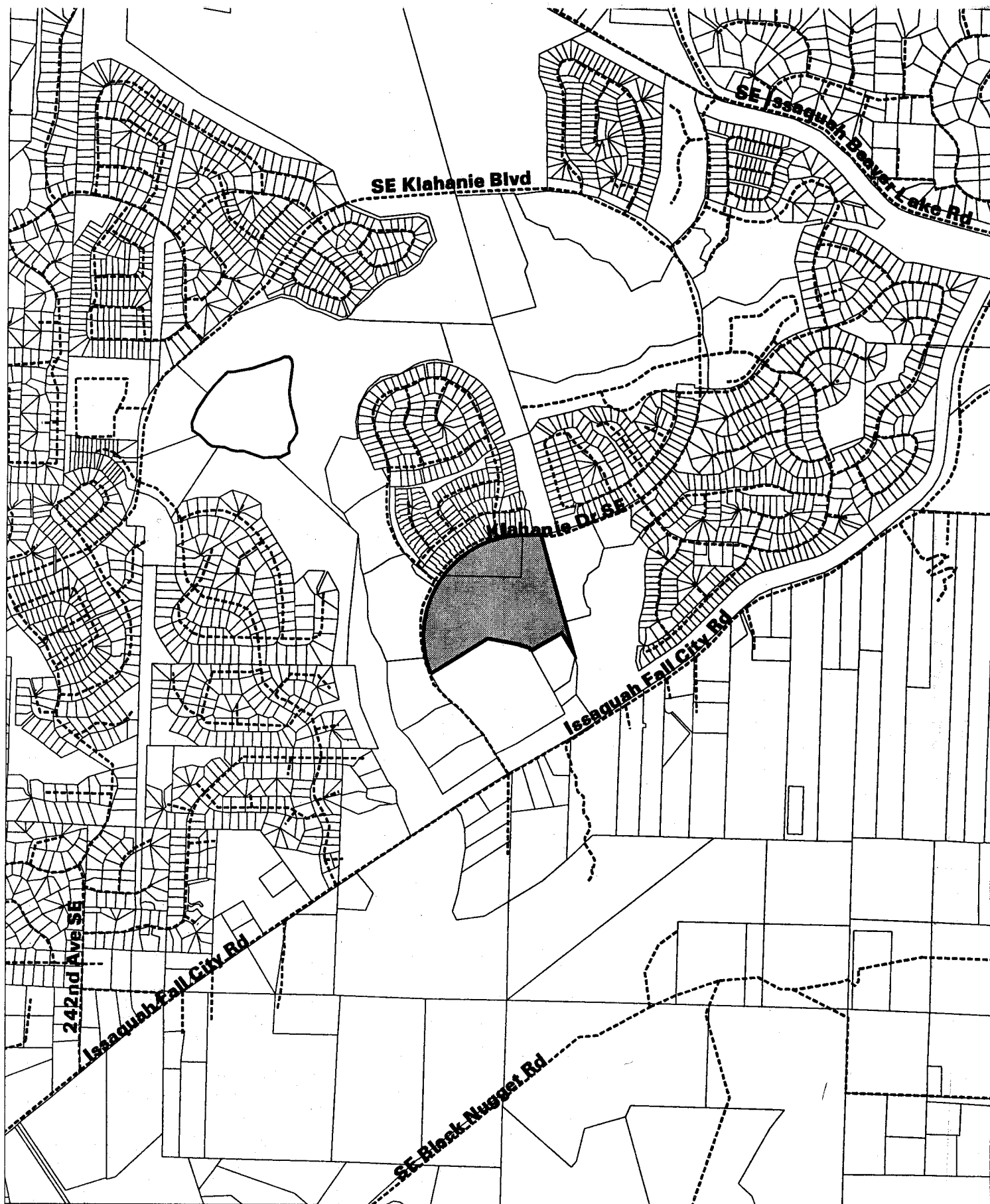
- D. For-sale housing that will be credited toward the MPD affordable housing requirements shall meet the following criteria: A housing covenant shall be recorded which specifies the number of affordable units to be provided for each income category (low, moderate, and median), the maximum income of households to purchase housing, and maximum house prices in each income category. PCDD shall establish annually maximum incomes for low, moderate, and median-income households, adjusted for household size. Maximum house prices shall be established for each division based on the amount income-eligible households can afford assuming a 10% down payment and standard lending practices.

- E. It is the continued goal to have a housing mix of affordable for-sale and rental units in Klahanie, and the developer shall cooperate with the King County PCDD toward that end.

Map: see following page.



## Klahanie Village Affordable Housing



# 1993 East Sammamish Community Plan

Klahanie Village Affordable Housing

Development Condition 4 –Ord. 10847 –June 1993

King County  
Department of Development and Environmental Services  
Geographic Information System



Development Condition Roads  
Incorporated Areas  
Waterbodies

0 0.125 0.25 0.375  
MILES

## **Development Condition 5**

### **On-Site Recreation Space and Parks**

The following P-suffix condition implements ESCP policies R-1 through R-21, P-13, P-21, P-23 and P-24, and KCCP policies E-205 and E-207 to E-211 [refers to 1985 KCCP policies].

New subdivisions, short subdivisions, mobile home parks and multifamily permits in the S-E, S-C, RS-15000, RS-9600, RS-7200, RS-5000, RD-3600, RM-2400 and RM-1800 zones shall provide on-site recreation space or park sites in compliance with this chapter.

Subdivisions and short subdivisions in the GR-5 zone also shall meet these requirements by dedicating and improving a site based on the site's potential zoning. If a fee-in-lieu of land is allowed, it shall be prorated to the number of lots allowed on the site by the GR-5 zone; the remainder of the fee shall be collected upon development of the reserve tract. A tract or tracts of land set aside to meet this requirement may be located on the reserve tract, and shall be located to provide recreation opportunities for all lots permitted by the site's potential zoning.

### **Quality and Amount of Spaces**

A. The amounts of recreation space required by dwelling unit type are:

1. Single detached and Townhouse -- 390 square feet per unit;
2. Mobile home park -- 260 square feet per unit;
3. Apartment
  - a. Studio and one bedroom -- 90 square feet per unit;
  - b. Two bedroom -- 130 square feet per unit;
  - c. Three or more bedroom -- 170 square feet per unit;

B. Any recreation space located outdoors shall:

1. Be of a grade and surface suitable for recreation;
2. Be on the site of the proposed development;
3. Contain at least 5,000 square feet in area, provided that when more than one recreation space is proposed, only one of the proposed recreation spaces is required to meet the area requirement;
4. Have no dimension less than 30 feet (except trail segments);
5. In single detached or townhouse subdivision development, have a roadway or pavement area frontage along 10 to 50 percent of the recreation space perimeter (except trail segments);

6. Be centrally located and accessible and convenient to all residents within the development;
7. Be connected by trail or walkway to any existing or planned community park, public open space or trail system, which may be located on adjoining property.

C. Indoor recreation areas may be credited toward the space requirement.

## Improvements and Maintenance

- A. All apartment, townhouses, and mixed use development, excluding senior citizen apartments, shall provide tot/children play areas within the recreation space except when such facilities are available on properties within a 1/4 mile that are developed as public parks or playgrounds and are accessible without the crossing of arterial streets.
- B. If any play apparatus is provided in the play area, the apparatus shall meet Consumer Product Safety Standards for equipment, soft surfacing and spacing, and shall be located in an area that is at least 400 square feet in size with no dimension less than 20 feet, and adjacent to main pedestrian paths or near building entrances.
6. Unless the recreation space is dedicated to King County pursuant to subsection B, maintenance of any recreation space retained in private ownership shall be the responsibility of the owner or other separate entity capable of long-term maintenance and operation in a manner acceptable to the Parks Division.
- D. Recreation space may be dedicated as a public park when the following criteria are met:
  1. The dedicated area is at least 20 acres in size, except when adjacent to an existing or planned county park; and
  2. The dedicated park provides one or more of the following:
    - a. Shoreline access;
    - b. Regional trail linkages;
    - c. Habitat linkages;
    - d. Recreation facilities, or
    - e. Heritage sites.
- E. If on-site recreation or space is not provided, the applicant shall pay a fee-in-lieu of actual recreation space. King County acceptance of this payment is discretionary, and may be permitted if the proposed on-site recreation space does not meet the criteria of this chapter, or the recreation space provided within a county park in the vicinity will be of greater benefit to the prospective residents of the development. Fees provided in-lieu of on-site recreation space shall be determined annually by the Parks Division on the basis of the typical market value of the required recreation space land area prior to the development. Any recreational space provided by the applicant shall be credited toward the required fees.

Map: See Area Zoning map.



## **Development Condition 6**

### **Wetland 7/North Fork Issaquah Creek Valley**

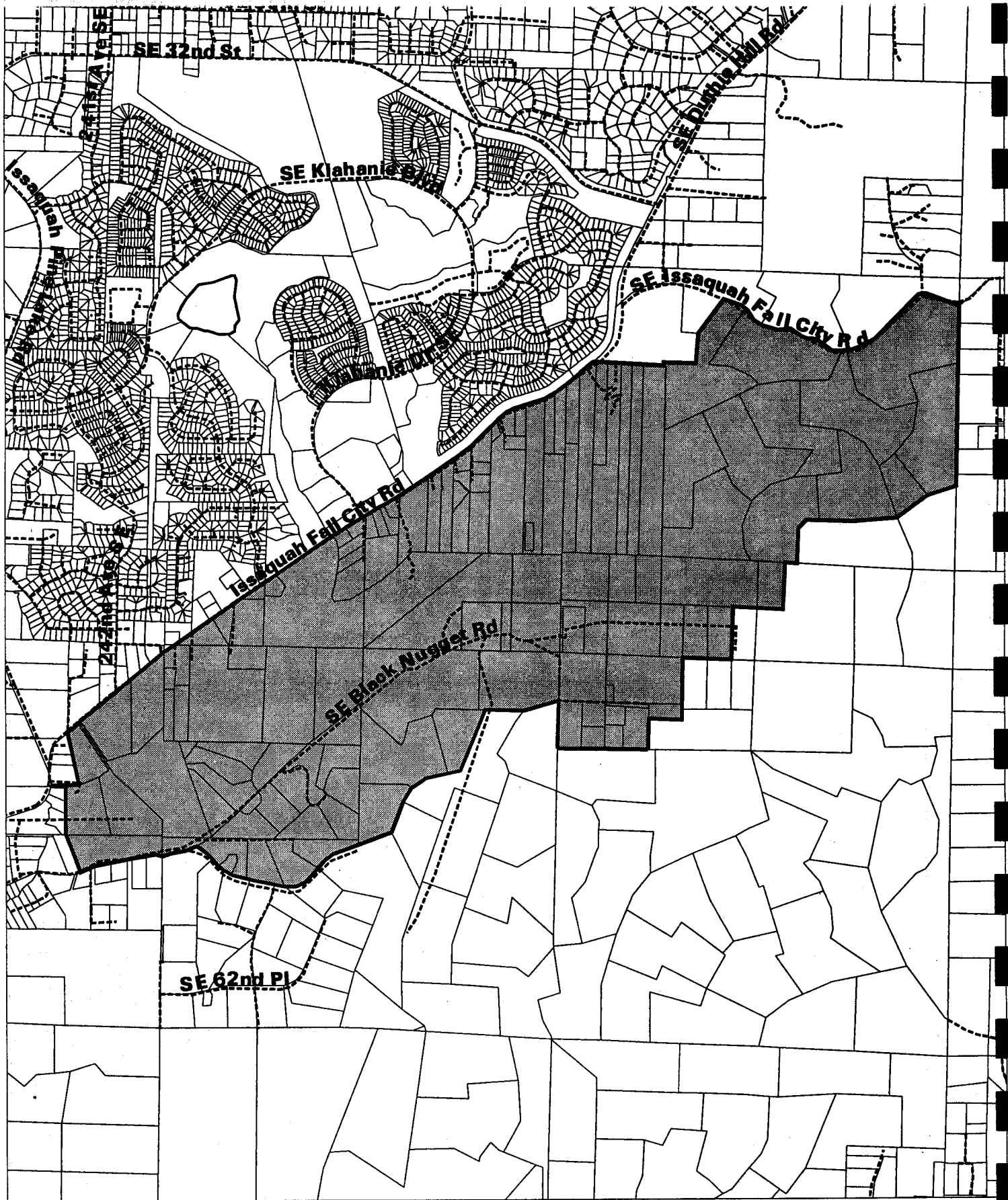
This P-suffix condition implements Council Substitute Amendment #3 to Substitute Ordinance 92-597.

Density in this area shall be limited to one unit per 5 acres, unless an integrated plan for all of the parcels in the area is developed which meet the following requirements, and demonstrates the area's ability to accommodate additional density consistent with the clustering provisions for rural areas.

- A. This area shall be the subject of a demonstration project, in which all owners are encouraged to participate jointly, to prepare a development proposal for the area which meets these objectives.
- B. Any development occurring in this area must be achieved with extremely minimal environmental impact. Achieving this objective requires use of reduced building footprints and careful siting of buildings, as well as unconventional methods of providing services, such as roads and fire protection. The demonstration project shall be pursued by such legal entity or entities as the owners in the area may choose, and must be submitted for approval by the County by July 1, 1996.
- C. If the development proposal is not approved by July 1, 1997, all property owners in the area shall be released from any obligations they may have undertaken to participate in the demonstration project.

This area and the proposed demonstration project shall be evaluated by SWM, DDES, and Roads Division for possible amendments or variations to the County's standards to allow the use of low-impact methods such as suggested by the Village Conservancy for the North Fork Issaquah Creek Valley. The reviewing agency shall report back to the Council on threshold standards which may be appropriate to apply to achieve the demonstration project objectives within six months of Council adoption of this plan, and shall subsequently provide proposed ordinances as necessary to implement recommended changes to standards.

Map: See following page.



**1993 East Sammamish Community Plan**  
 Wetland 7/North Fork Issaquah Creek Valley  
 Development Condition 6 –Ord. 10847 –June 1993



King County  
 Department of Development and Environmental Services  
 Geographic Information System

Development Condition  
 Incorporated Areas  
 Waterbodies  
 Roads

0 0.125 0.25 0.375  
 MILES

## **Development Condition 7**

### **Pedestrian Circulation**

The following P-suffix conditions implement ESCP policies R-20, CI-10, T-18 and T-19, and KCCP policy F-234.

New development on B-N and B-C-zoned lands shall provide pedestrian, bicycle and vehicle access onto the site.

- A. Pedestrian access points shall be provided at all pedestrian arrival points to the development including property edges, adjacent lots, abutting street intersections and mid-block crosswalks, existing transit stops and at least every 900 feet of consecutive perimeter street frontage. Pedestrian access shall be located as follows:
  - 1. Access points at property edges and to adjacent lots shall be coordinated with existing development to provide circulation patterns between developments; and
  - 2. Residential developments shall provide links between cul-de-sacs or groups of buildings to allow pedestrian access from within the development and from adjacent developments to activity centers, parks, common tracts, open spaces, schools, or other public facilities, transit stops and public streets.
- B. Pedestrian walkways shall form an on-site circulation system that minimizes the conflict between pedestrians and traffic at all points of pedestrian access to on-site parking and building entrances. Pedestrian walkways shall be provided when the pedestrian access point or any parking space is more than 75 feet from the building entrance or principal on-site destination and as follows:
  - 1. All developments which contain more than one building shall provide walkways between the principal entrances of the buildings;
  - 2. All non-residential buildings set back more than 100 feet from the public right-of-way shall provide for direct pedestrian access from the building to buildings on adjacent lots; and
  - 3. Pedestrian walkways across parking areas shall be located as follows:
    - a. If walkways run parallel to the parking rows at least one walk way shall be provided for every four rows. Rows without walkways shall be landscaped or contain barriers or other means to encourage pedestrians to use the walkways; and

- b. If the walkways run perpendicular to the parking rows no parking space shall be further than ten parking spaces from a walkway. Landscaping, barriers or other means shall be provided between the parking rows to encourage pedestrians to use the walkways;

C. Pedestrian access and walkways shall meet the following minimum design standards:

1. Access and walkways shall be well lit and physically separated from driveways and parking spaces by landscaping, berms, barriers, grade separation or other means to protect pedestrians from vehicular traffic;
2. Access and walkways shall be a minimum of 60 inches of unobstructed width and meet the surfacing standards of the King County Road Standards for walkways or sidewalks;
3. Access shall be usable by the mobility impaired and shall be designed and constructed to be easily located by the sight impaired pedestrian either by grade change, texture or other equivalent means;
4. A crosswalk shall be required when a walkway crosses a driveway or a paved area accessible to vehicles.
5. Wherever walkways are provided, raised crosswalks or speed bumps shall be located at all points where a walkway crosses the lane of vehicle travel;
6. Where the building entrance is more than 250 feet from the public right-of-way, a sheltered rest area may be required at the public street; and

D. Blocks in excess of 900 feet shall be provided with a crosswalk at the approximate midpoint of the block.

Map: See Area Zoning map.

## **Development Condition 8**

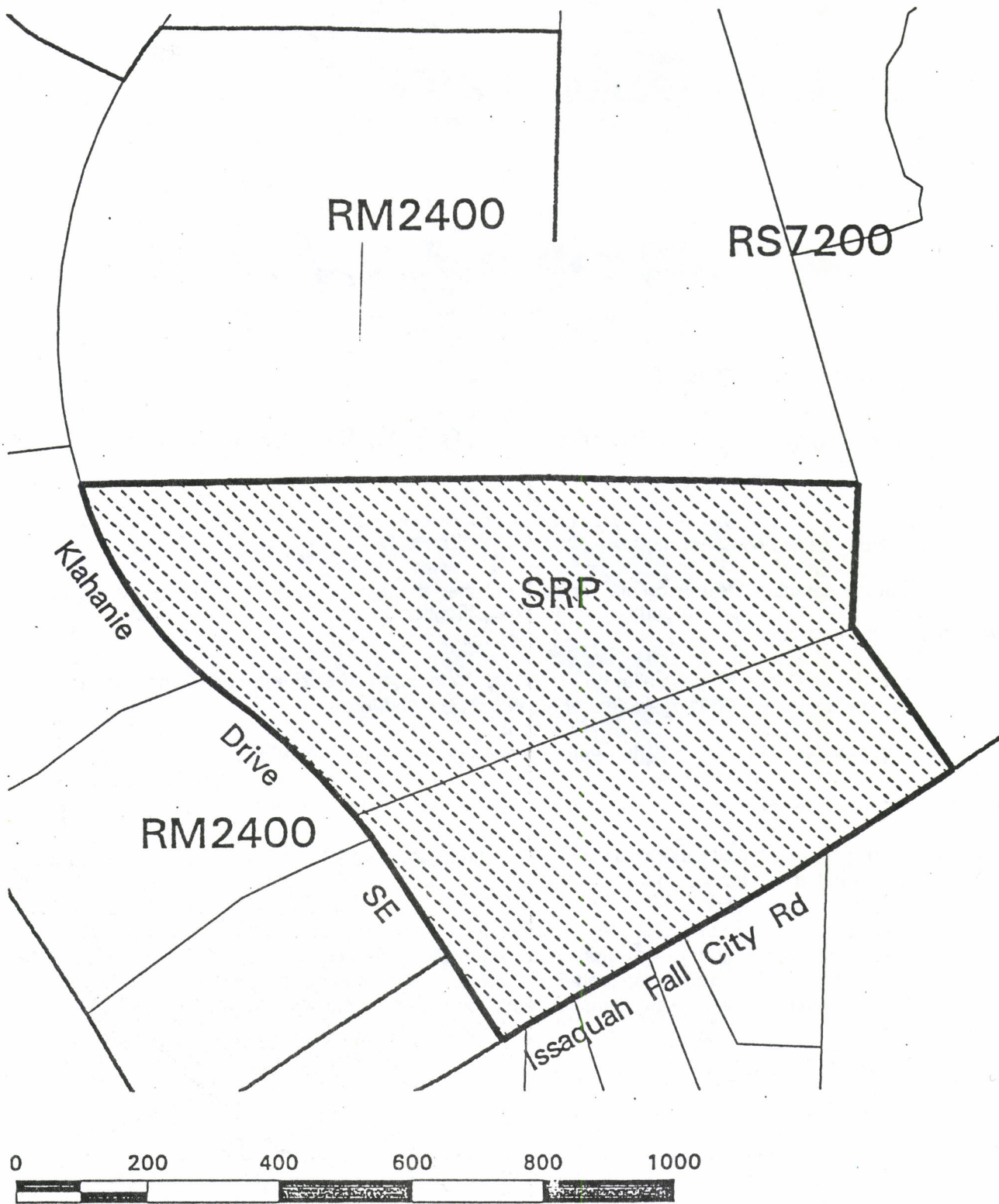
### **Klahanie Community Business Center Design Requirements**

The following P-suffix conditions, specifically for commercial development within Klahanie, implement ESCP policies NE-2, NE-3, CI-3c and CI-11.

Actualization of the potential designation may be accomplished through the currently-pending review of a reclassification application for the property. Such a reclassification should include at a minimum development conditions that:

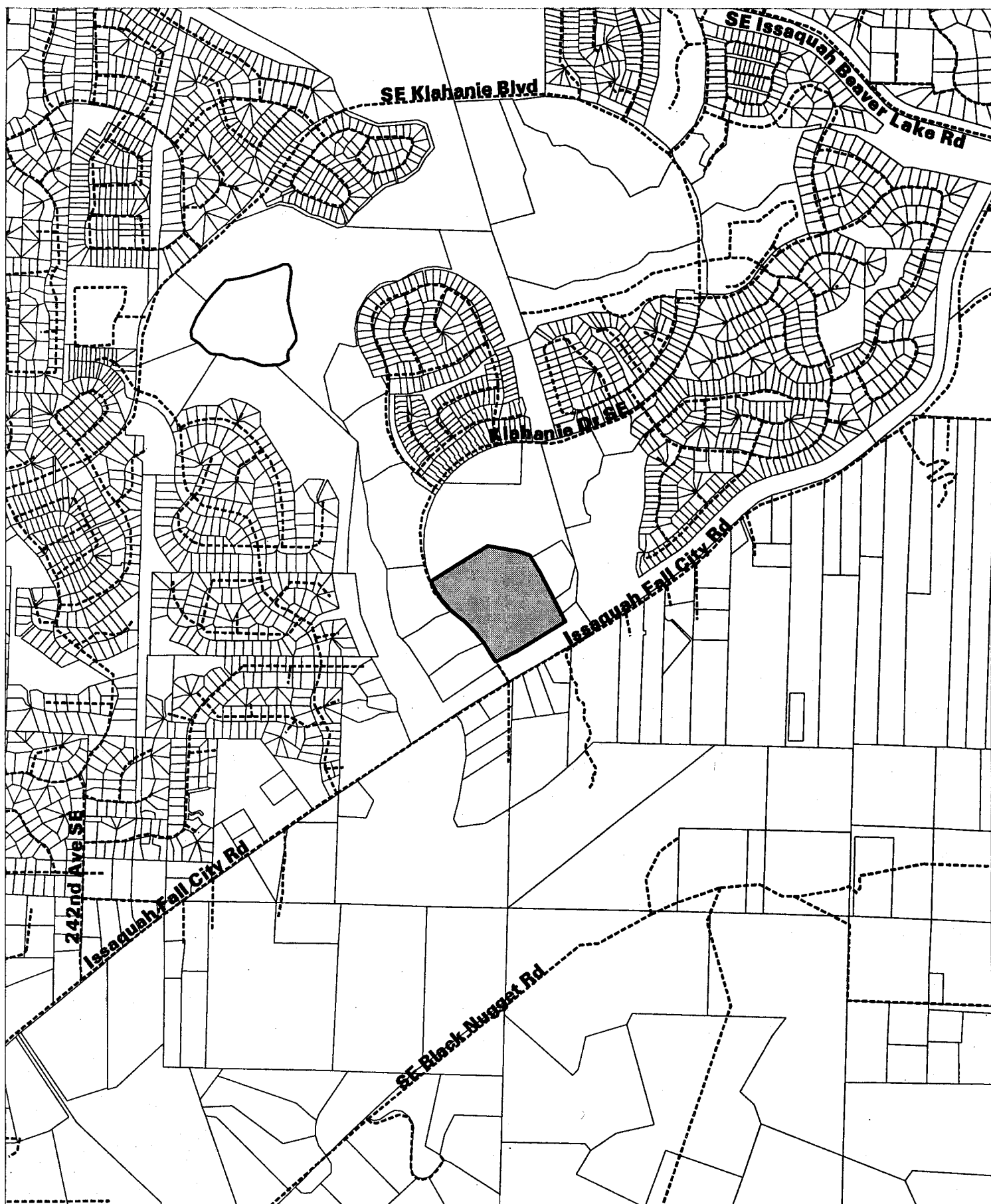
1. Limit uses in the Center to those allowed in the (BN) Neighborhood Business zone. Limit size to twelve acres and/or 107,000 square feet of gross leasable floor area.
2. Ensure the safe operation of Issaquah-Fall City Road prior to implementation of King County's programmed improvements for that road, by requiring the Klahanie developer to complete the following measures in conjunction with development of the Klahanie Commercial Center.
  - a. Widen Issaquah-Fall City Road within its existing right-of-way to add a continuous 12-foot center two-way left turn lane from the intersection of Issaquah-Fall City Road with 247th Place SE to its intersection with Issaquah-Pine Lake Road. This improvement shall include four- to eight-foot paved shoulders on both sides to accommodate pedestrians and bicyclists. Such widening within the existing right-of-way shall be an interim improvement until King County constructs its proposed improvement of Issaquah-Fall City Road. Where necessary, existing road ditches shall be filled and storm sewers installed to accomplish the extra road widening.
  - b. Install a fully-actuated traffic signal at the intersection of Issaquah-Fall City Road and 247th Place SE. Signal installation shall be subject to approval of the King County Department of Public Works.
  - c. Two westerly vehicular access points onto Klahanie Drive SE shall be permitted, with a third access point onto Klahanie Drive SE subject to approval by the King County Road Engineer. No vehicular access point shall be permitted onto Issaquah-Fall City Road.
3. Mitigate the impacts of the Klahanie Commercial Center on the residences located in the Rural Area on the south side of Issaquah-Fall-City Road through specific conditions related to access, signage, lighting, landscaping, buffering, open space, and noise.

Map: see following page.



FEET

## Klahanie Village Business Center Designated Commercial



**1993 East Sammamish Community Plan**  
**Klahanie Community Business Center Design Requirements**  
**Development Condition 8 –Ord. 10847 –June 1993**

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King County  
 Department of Development and Environmental Services  
 Geographic Information System



Development Condition Roads  
 Incorporated Areas  
 Waterbodies

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 MILES

## **Development Condition 9**

### **Northwest Pipeline**

This P-suffix implements ESCP policy CI-13

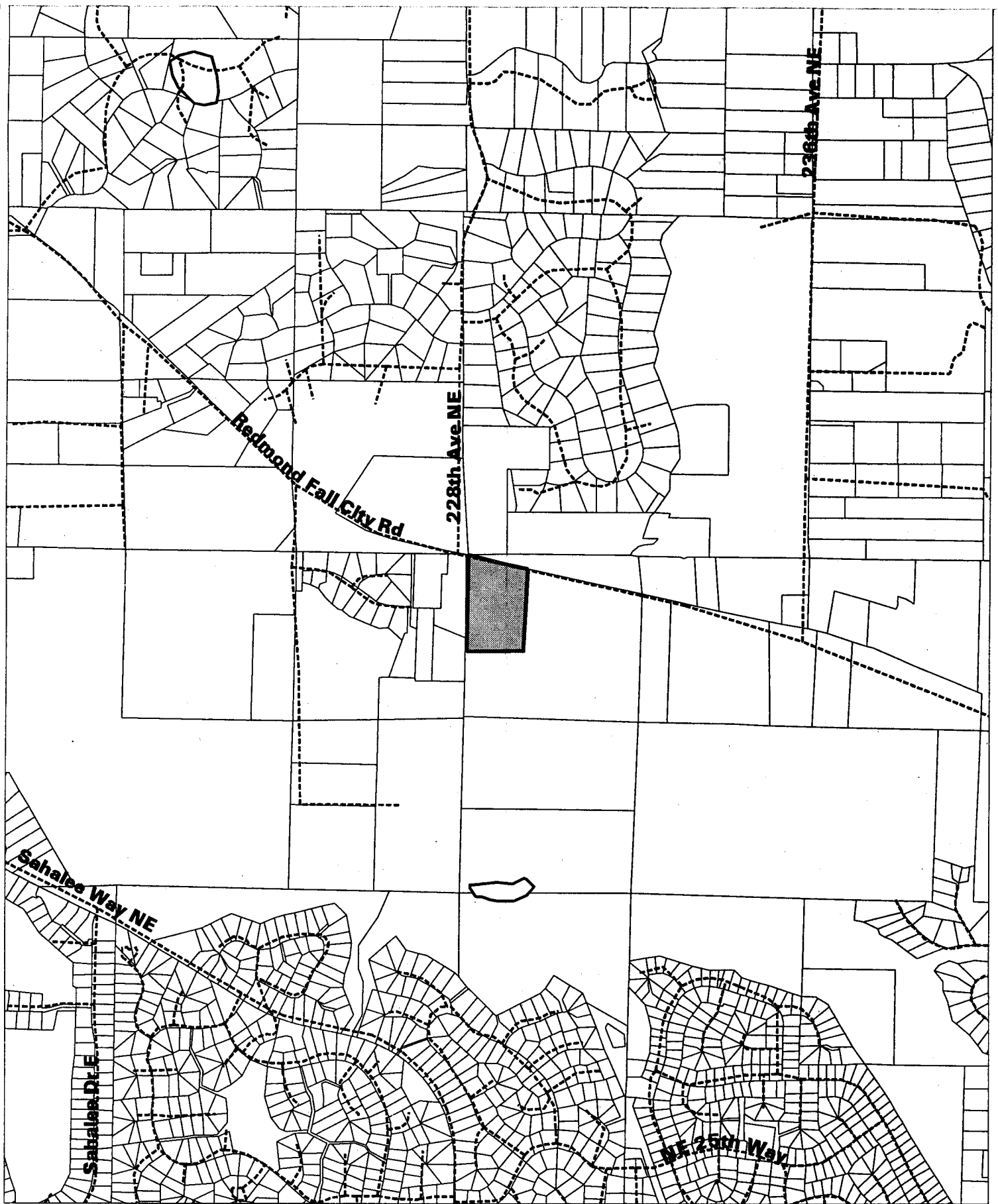
- CI-13      The Northwest Pipeline office and maintenance shop is an existing use and is recognized by this plan as providing a needed service to the area. This 6.5 acre site may redevelop for pipeline utility and/or school bus base uses exclusive of major maintenance functions that are compatible with the surrounding rural development and agricultural uses. Redesignation of additional properties in the Happy Valley are for manufacturing park uses or other urban uses shall not be permitted.

In order to implement CI-13, the following P-suffix condition shall be applied to tax lot No. 222506-9027-09:

- A.      Any redevelopment of this site shall be limited to pipeline utility and/or school bus base uses.
- B.      Extraordinary measures should be taken to remove oils and chemicals including, if necessary, coalescer plates or other technologies.

Map: see following page.





# 1993 East Sammamish Community Plan

Northwest Pipeline

Development Condition 9 -Ord. 10847 -June 1993



- Development Condition
- Incorporated Areas
- Waterbodies
- Roads

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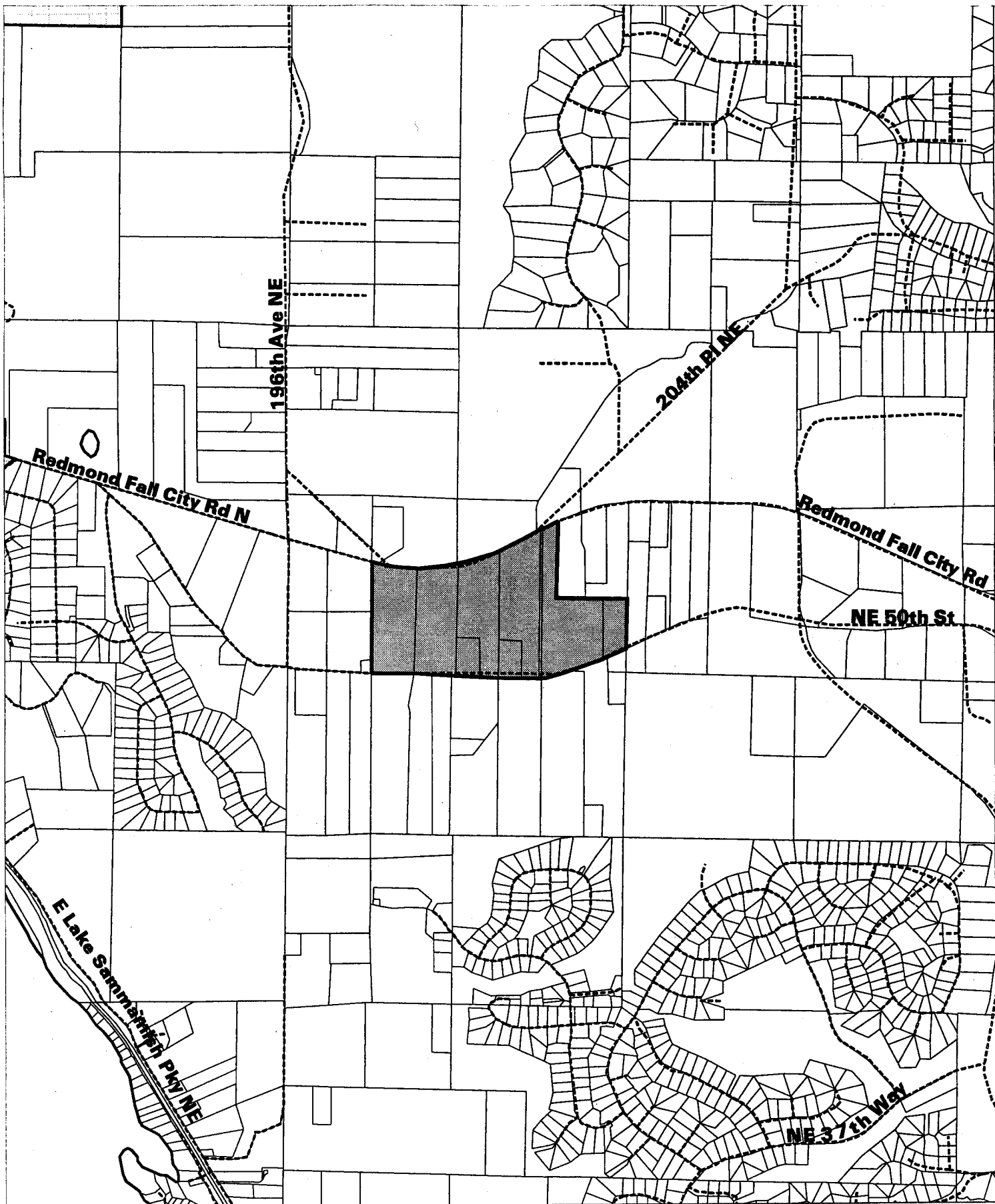
## **Development Condition 10**

### **Farmlands Preservation Clustering**

This P-suffix implements ESCP policy RL-1.

Consistent with the covenant and restrictions attached to their deeds, lands with development rights purchased under the King County Farmlands Preservation Program shall have a zoning designation of at least one home per 5 acres. Development should be clustered to maximize the agricultural potential of the properties.

Map: see following page.

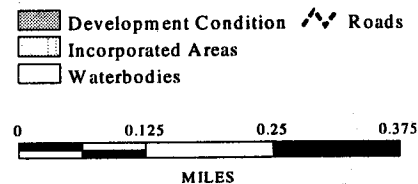


# 1993 East Sammamish Community Plan

Farmlands Preservation Clustering

Development Condition 10 -Ord. 10847 -June 1993

King County  
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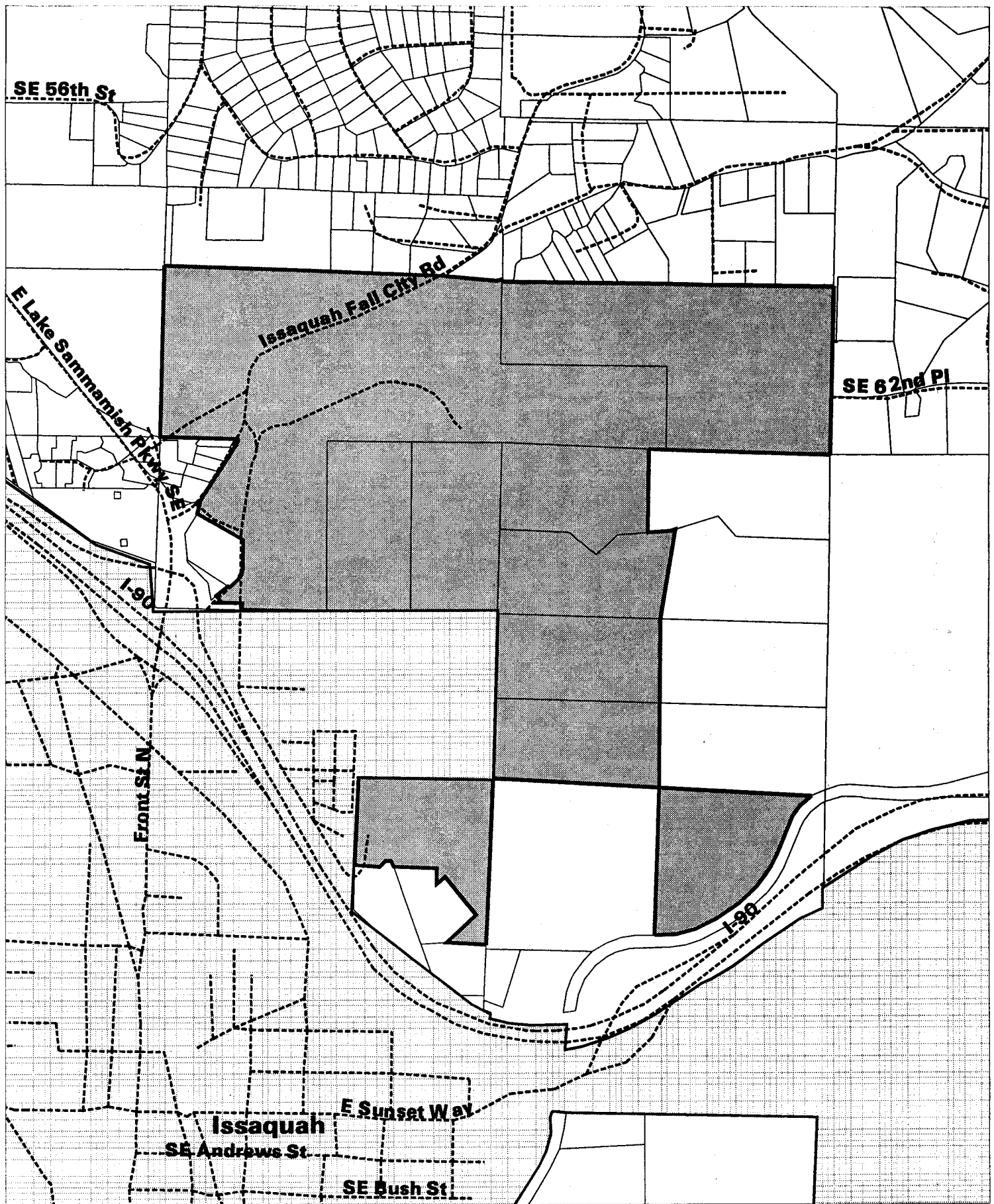
## **Development Condition 11**

### **Mineral Resource Extraction**

The following P-suffix conditions implement ESCP policies RL-6 to RL-8, and apply to all QM-P zoned land in the planning area.

1. All extractive operations shall be subject to review of development, operating and reclamation standards every 5 years from date of permit issuance.
2. The review shall be conducted by the Manager of Department of Development and Environmental Services through grading permit review, as provided in KCC Title 16.
3. The review shall be used to ascertain consistency with the most current standards and to establish any new conditions necessary to mitigate identified environmental impacts.

Map: See following page.



# 1993 East Sammamish Community Plan

Mineral Resource Extraction

Development Condition 11 –Ord. 10847 –June 1993

King County  
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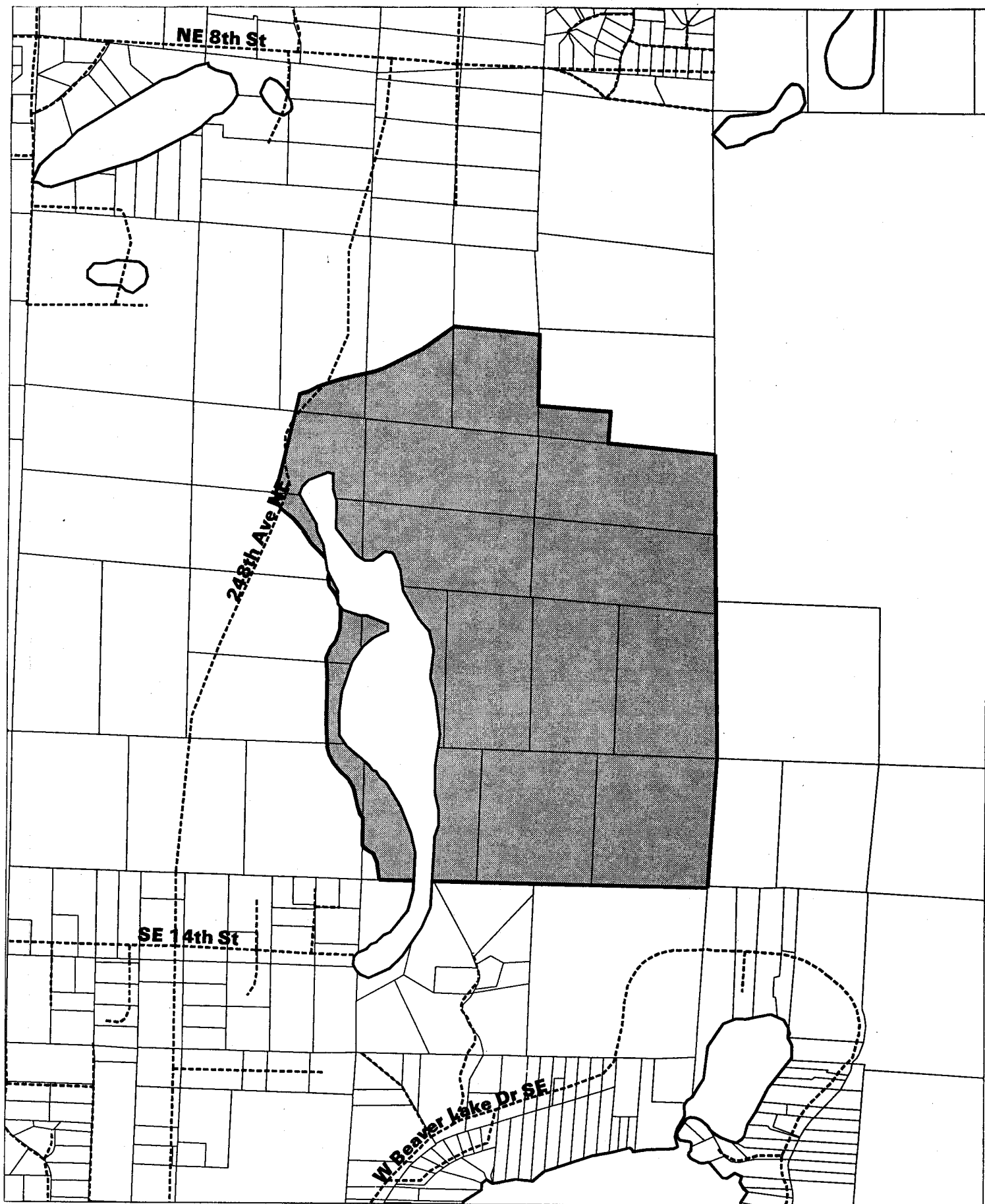
## **Development Condition 12**

### **Beaverdam Rural Deed Restrictions**

The following P-suffix condition implements Council amendment #27 to Substitute Ordinance 92-597.

Prior to granting of any preliminary subdivision approval, deed restrictions shall be placed upon the entire Rural portion of the subject property to limit its use to passive open space or a golf course.

Map: see following page.



# 1993 East Sammamish Community Plan

Beaverdam Rural Deed Restrictions

Development Condition 12 –Ord. 10847 –June 1993

## **Development Condition 13**

### **Beaverdam Golf Course Restrictions**

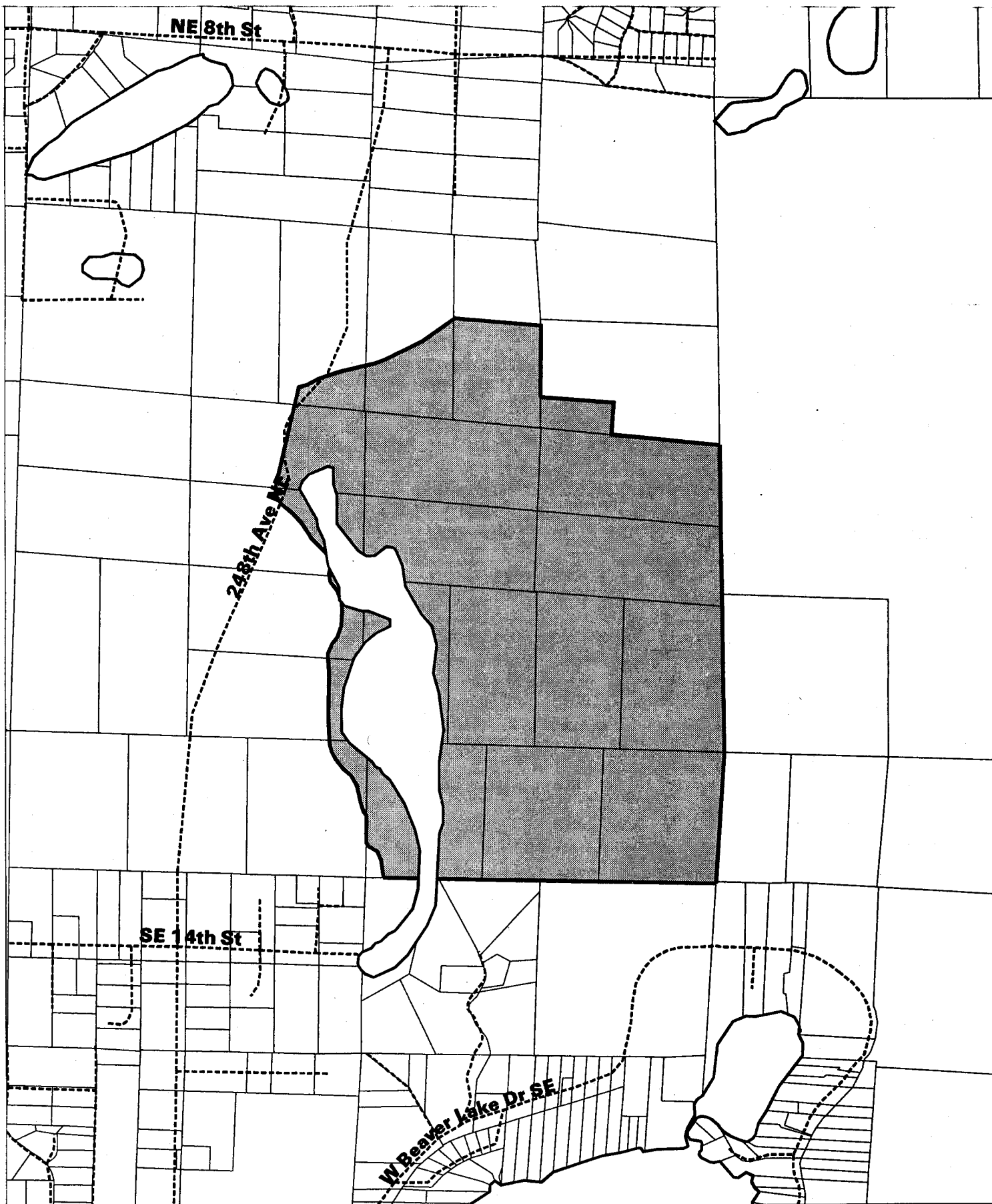
The following P-suffix condition implements Council Amendment #28 to Substitute Ordinance 92-597.

A golf course, club house (including dining facilities) and related recreation facilities such as driving range, swimming pools and tennis courts shall be deemed to conform with applicable policies of the King County Comprehensive Plan (i.e., policies R-210, 214, 220, CI-110); the Roads Standards set forth in Chapter 14.42 KCC; and the requirements of Chapters 21.58 and 21.21.A KCC if the following conditions are satisfied:

1. Comply with the best management practices set forth in King County's Best Management Practices for Golf Course Manual;
2. Prepare and obtain SWM approval of a Master Drainage Plan for the entire property;
3. Provide access by a road improved to neighborhood collector road standards;
4. Protect at least 35% of the total of the entire property in a native growth protection easement;
5. Provide water for irrigation of the golf course by on-site wells and follow the water conservation and reclamation procedures as outlined in the approved Master Drainage Plan to minimize ground water usage;
6. Conform to all applicable code requirements relating to parking facilities and the standards of the Sensitive Areas Ordinance;
7. Comply with such reasonable additional conditions as may be required to assure that nuisances or hazards will not develop; and
8. Comply with such reasonable conditions that may be required pursuant to SEPA (Chapter 20.44 K.C.C.) and needed to control impacts to the environment.

Map: see following page.





# 1993 East Sammamish Community Plan

Beaverdam Golf Course Restrictions

Development Condition 13 –Ord. 10847 –June 1993

## **Development Condition 14**

### **Historic Preservation**

The following P-suffix conditions implement ESCP policy CR-3, and shall apply on properties listed in the King County Historic Resources Inventory (HRI) as well as any site with historic or archaeological resources identified during development review.

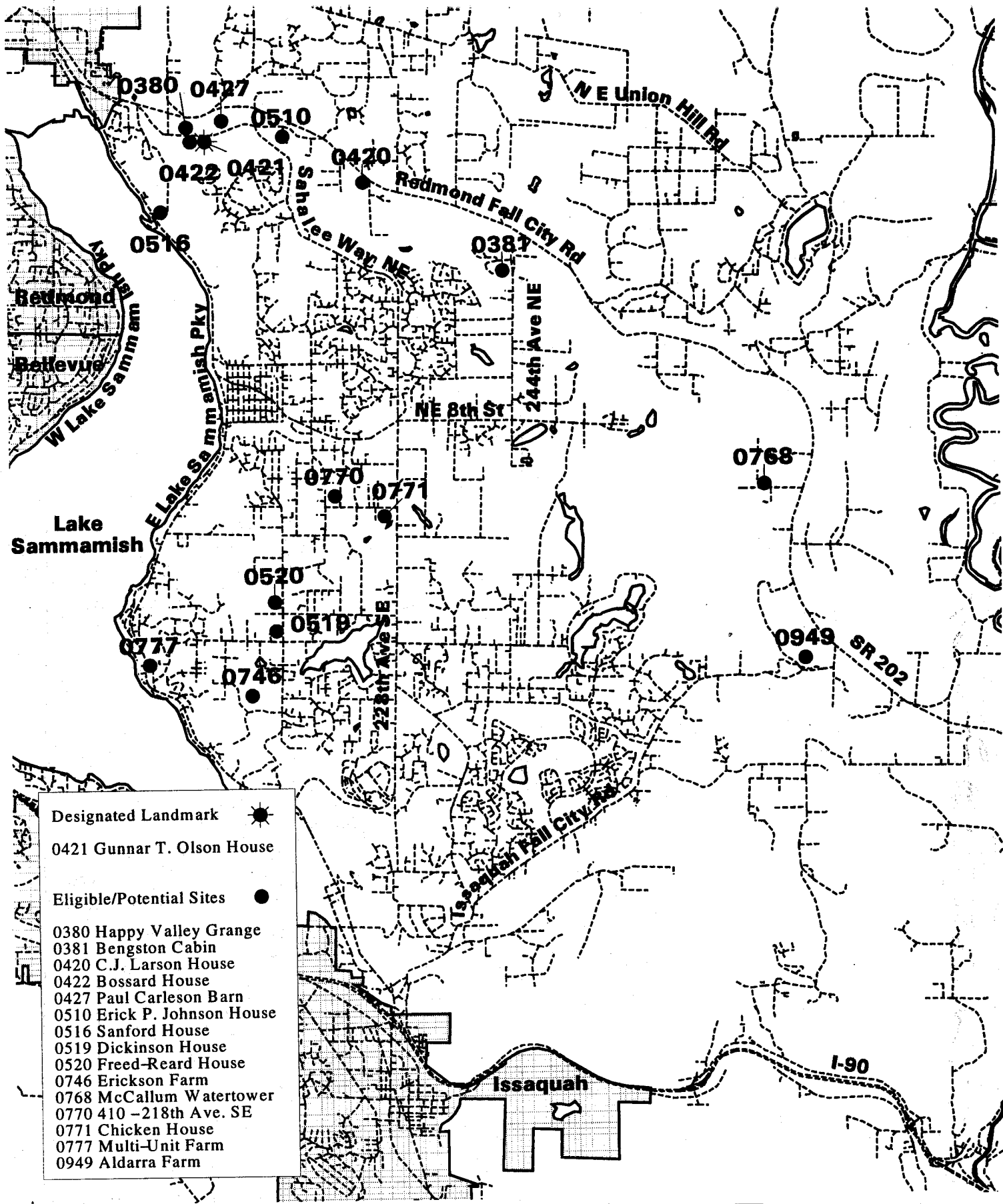
1. An environmental checklist will be prepared for all development on or adjacent to historic resource sites listed in the HRI, except where categorically exempt under King County SEPA guidelines.
2. All permit applications and site plans for a rezone, plat, short plat, building permit or demolition permit, or other land use action shall be circulated to the County Historic Preservation Officer for comment on the impact of the project on historic resources. This includes all permits for the following types of actions: alterations to the exterior of historic buildings, or new construction on the same lot or adjacent lots under the same ownership or any other action requiring a permit which might affect the historic character of the resource.

At a minimum, the information circulated to the Historic Preservation Office must include:

- a. a vicinity map;
  - b. a site plan showing the location of all buildings, structures, and landscape features;
  - c. a brief description of the proposed project together with architectural drawings showing the existing condition of all buildings, structures, and landscape features and any proposed alteration to them.
  - d. photographs of all buildings, structures, or landscape features on the site; and
  - e. an environmental checklist, except where categorically exempt under King County SEPA guidelines.
3. The Historic Preservation Officer will provide information about available grant assistance and tax incentives for historic preservation. He/She may also provide the owner, developer, or other interested party with examples of comparable projects when historic resources have been restored or treated on a profit-making basis.
4. In the event of a conflict between the development proposal and adopted King County standards for preservation of historic resources, the Historic Preservation Officer will suggest alternatives to the owner/developer which achieve the goals of historic preservation.
5. The Historic Preservation Officer may:

- a. recommend approval, or approval with conditions to the Manager of Building and Land Development Division; or
  - b. may propose that a resource be nominated for County Landmark designation according to procedures established in the Landmarks Preservation Ordinance (KCC 20.62)
6. On known archaeological sites, before any disturbance of this site, including, but not limited to test boring, site clearing or construction and grading activity, the State Office of Archaeology and Historic Preservation (OAHP), and the King County Landmarks Commission (KCLC) and Historic Preservation Program must be notified. Appropriate Indian tribal organizations must also be notified and consulted. The OAHP or KCLC shall approve development on designated landmark sites, and may require that an archaeological survey or other work to determine exact site location, extent and appropriate mitigation be conducted by a professional archaeologist meeting the qualifications set by the Secretary of the interior. Approval may also require that any archaeological information be shared in written form with OAHP and KCLC and that mitigation measures be implemented.

Map: See following page.

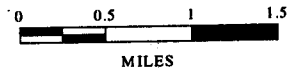


1993 East Sammamish Community Plan  
 Historic Preservation  
 Development Condition 14 -Ord. 10847 -June 1993

King County  
 Department of Development and Environmental Services  
 Geographic Information System



Incorporated Areas  
 Waterbodies  
 Roads



## Development Condition 15

### East Lake Sammamish Basin Wetland Management Areas

The Surface Water Management P-suffix conditions shall be subject to review and possible modification or replacement in each of the basins, without a plan amendment study, upon completion of council review and adoption of the East Lake Sammamish and Issaquah Creek Basin Plans, and the proposed ordinance implementing the Bear Creek Basin Plan. The standards for the Patterson Creek Drainage Basin shall also be subject to reconsideration for consistency with the East Lake Sammamish Basin Plan.

The following P-suffix conditions implement ESCP policies NE-1, NE-2, NE-4, NE-7, NE-10, NE-12, NE-13, and KCCP policies E-313 through E-329. The term "proposed zoning," for Urban Areas in the text and Wetland Management Area maps, refers to the potential zoning properties would have after reclassification from Growth Reserve. These P-Suffix conditions, however also shall apply to any subdivision or short subdivision under the GR-5 zone. Except in the GR-5 zone, all tracts created through clustering required by this chapter shall be designated permanent open space. Subdivisions and short subdivisions in the GR-5 zone shall specify which tracts are reserve tracts for future development and which tracts are being kept permanent undisturbed in compliance with this chapter. NOTE: Wetland boundaries shown on the maps in this chapter are approximate. Further field studies are necessary to confirm the actual delineation of each wetland according to the Federal Manual for Identifying and Delineating Jurisdictional Wetlands. Any portion of the property shown to King County's satisfaction through detailed environmental analysis to be outside a tributary area, swale, corridor or other subarea delineated in this chapter, shall not be subject to the P-suffix conditions set forth in this chapter for that subarea. This exclusion shall not preclude King County from applying other conditions needed to protect wetland functions in accordance with the procedural requirements and King County's responsibilities under the State Environmental Policy Act.

### Overview/Rationale

The East Lake Sammamish basin has more than 40 inventoried wetlands of which nine are rated as unique and outstanding. These wetlands provide several valuable functions. In headwater areas of many streams, wetlands help to reduce downstream flooding and channel erosion by storing and slowly releasing storm flows. Wetlands also provide natural cleansing of storm water runoff and are an important component of wildlife in the basin. Residents enjoy the natural beauty of many of these wetlands. King County has already adopted measures to protect aspects of individual wetlands, but these measures do not prevent isolation of wetlands from each other, from other sensitive areas, and from remaining forests. Physical isolation can interrupt surface and groundwater connections that are vital for maintaining a wetlands hydrologic and biologic integrity. Isolation also can interrupt connections between upland and wetland habitats that are important to many wildlife species during different seasons and life stages. Data from the Puget Sound Wetlands and Stormwater Management Research Program also show that drainage basins and subbasins begin to degrade at increased rates once impervious surface exceeds 8 to 10 percent of the basin area.

To protect the many important functions of wetlands in the East Lake Sammamish basin, areas adjacent to the nine unique and outstanding wetlands are proposed for low-density single family zoning. In addition, P-suffix conditions are proposed in these wetland management areas to address isolation impacts and impervious surface percentage by sub-basin for these nine wetlands. The maps at the end of this section are derived from the draft East Lake Sammamish (ELS) Basin Plan; see the half-section maps in the final adopted area zoning for exact zoning boundaries.

## WETLAND 9 (Location: W-34-25-6; Kroll page 955W)

Wetland 9 comprises 55 acres with four sub-classes of vegetation communities. It lies on the boundary between the East Lake Sammamish and Evans Creek basins. It drains into both basins as a result of past dredging and utility construction that has disrupted the natural flow regime. Two of its sub-classes – forested with western red cedar and scrub-shrub with Labrador tea – should be considered particularly sensitive to alterations of existing wetland hydrology, particularly to increases in the frequency and duration of inundation. Level outwash soils to the north of Wetland 9 provide excellent infiltrative capacity while the steeper slopes and till soils to the south produce greater amounts of surface runoff. Wetland 9 is particularly critical for maintaining both stable stream channels through the storage of surface water runoff and ground water recharge. This wetland also supports a diversity of plant and animal species.

### Wetland 9 P-Suffix Conditions (Draft ELS Basin Plan Recommendation I-2, Figure 20)

#### A. Area A: Eastern Tributary Area

1. New development in subdivisions and short subdivisions (including lots and roads) shall be clustered on no more than 50 percent of the total site area in order to limit disturbance to the ground surface and to maximize the distance between buildings and the wetland edge.
2. Impervious surface coverage for SC-zoned properties, including buildings and roadways/driveways, shall be limited to a maximum of eight percent of the total area being subdivided, including common open space. Retention/detention facilities are excluded from this limitation.
3. The open space created by clustering shall be placed in a separate tract of undisturbed vegetation with forest as the preferred land cover. ("Preferred" means the common tract should be a part of the site with mature tree cover unless other standards prevent it).
4. Impervious surfaces on existing building lots shall be limited to eight percent of lot area or 3,485 square feet, whichever is greater.

NOTE: For purposes of compliance with the impervious surface limits throughout this area zoning, building area will be determined by measuring the area enclosed by the foundation, plus decks and any overhang or cantilever greater than 24 inches. Impervious surfaces also will be calculated to include both paved and unpaved roadways and driveways. To demonstrate compliance subdivisions shall show the maximum permissible building footprint and driveway area on each lot, along with total area calculations for all impervious surfaces.

#### B. Area B: Southeast Slopes

This area is contained within Area A. Therefore, all requirements for Area A shall apply. In addition, clearing and grading work shall be limited to the period from May 1st through September 30th of each year except for those activities exempted under Chapter IV.

#### C. Area C: Western Tributary Area (Improved Design Manual standards are recommended here by the draft basin plan, but no P-suffix conditions are recommended).

## Discussion

Wetland 9 has two interconnected parts: the eastern, which drains into the Evans Creek Basin and has no mappable tributary inflow; and the western, which receives and passes through the flow of upper George Davis Creek (tributary 0144). Because no upstream flow buffers the hydrologic effects of development in areas tributary to the eastern part (Figure 20, Area A), such development should limit effective impervious

surface area to eight percent, retain at least 50 percent of forest cover, and infiltrate all storm water. Clustering is probably necessary to achieve these goals. Because Area A covers the extreme eastern end of a vested high school site, pervious site features, such as playfields, should be placed here.

Within the eastern tributary area, moderate slopes underlain by till drain directly into the wetland in the southeast corner (Area B). Infiltration probably is not feasible here; therefore, clearing and grading should be restricted to five months (May through September), limiting average erosion by as much as 88 percent over having no seasonal controls.

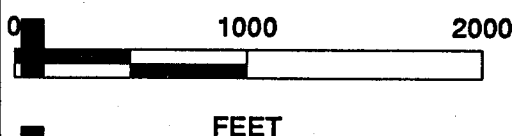
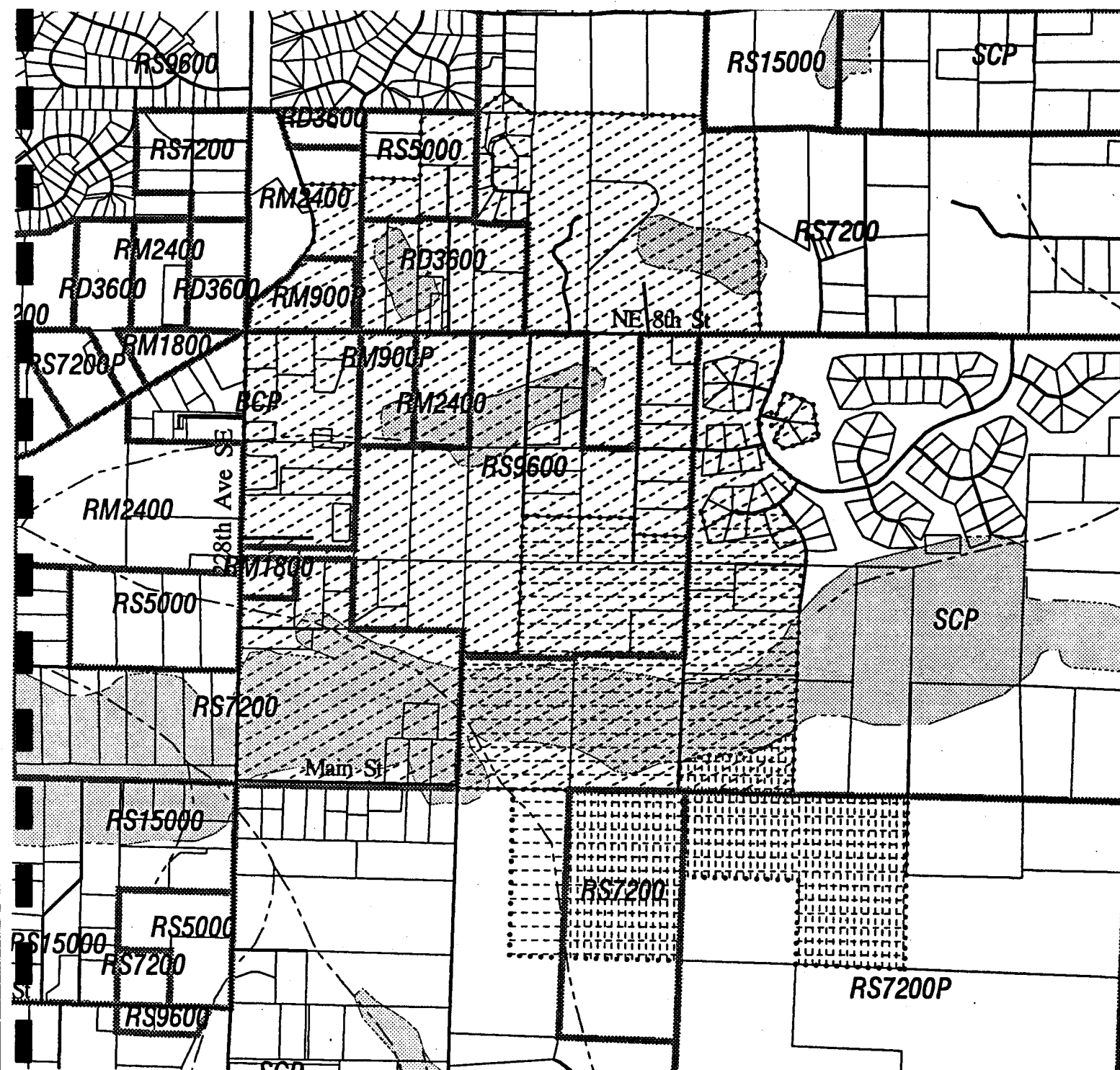
Less hydrologic sensitivity is likely in the west (Area C), where a much larger tributary area drains through the wetland. However, the large gravely outwash channel lying to the north of the wetland is likely connected to the wetland via the groundwater system. As a result, infiltration of storm water is particularly important in this area.

Due to the infiltrative soils of Areas A and C, the draft East Lake Sammamish Basin Plan recommends infiltration of all storm water runoff in these areas up to and including the 25-year event be required according to the methods specified in the King County Surface Water Design Manual. This recommendation will be implemented by changes to the Design Manual.

With less impervious surface and a reduced road network, the p-suffix conditions will maintain the hydrologic function and continuity of the wetlands and the surrounding landscape. These conditions will substantially control runoff from new developments and thus control related flooding, erosion and sedimentation.

Map: See following page.











# Wetland Management Area 9

East Sammamish Community Plan Update

Portions of properties outside the designated protection areas are not subject to the P-suffix conditions. This exclusion shall not preclude the County from applying other conditions required under the State Environmental Policy Act.

-  Wetland
-  Area Zoning Boundary
-  East Tributary Area (Area A)
-  Road
-  Southeast Slopes (Area B)
-  West Tributary Area (Area C)

**WETLAND 61 (Location: 4-24-6; Kroll page 575; 33-25-6; Kroll page 954)**

Wetland 61 lies in the upper reaches of Ebright Creek (tributary 0149) in a narrow valley, flanked on the north by a subdivision and an active farm, and on the south by another subdivision, a large church (Mary Queen of Peace), and wooded slopes. This five-acre wetland consists of two open water vegetation subclasses and two deep marsh subclasses. The southern portion of the wetland has been designated a wildlife preserve and is somewhat protected from adjacent development by wooded slopes that extend to the southeast; other wooded areas extend downstream to the west and northwest. The open water areas provide feeding, nesting and resting areas for waterfowl. Although these vegetative types are not particularly sensitive to increases in the frequency and duration of flooding, they may be quite sensitive to pollutant loadings brought about by urban runoff. Because of its position in the mid-reaches of the subcatchment, and because of its small size, this system is quite susceptible to damage from upstream development. Although partly developed, opportunities still exist to protect the remaining functions of this wetland.

**Wetland 61 P-Suffix Conditions (Draft ELS Basin Plan Recommendation T-2, Figure 24)**

- A. Area A: Tributary Area (Improved Design Manual standards are recommended here by the basin plan, but no P-suffix conditions are proposed)
- B. Area B: Adjacent Slope Areas
  - 1. New subdivision and short subdivisions development, including lots and roads, shall be clustered on no more than 50 percent of the total site area farthest from the wetland to limit disturbance of the land surface and to maximize the distance between buildings and the wetland edge.
  - 2. Clearing and grading activity shall be limited to the five-month period from May 1 to September 30 of each year except for those activities exempted under Chapter IV.
- C. Area C: West Corridor

New subdivision and short Subdivision development (including lots and roads) shall be clustered away from the axis of the corridor that follows tributary 0149 westward from Wetland 61.

**Discussion**

Wetland 61 is a small (five-acre), upper-reach system with a diverse plant community. The maintenance of wetland structure and function is predicated on protecting the integrity of adjacent slopes and tributary area by several interdependent methods.

Because of its size and location in the catchment, Wetland 61 could be harmed easily by both upstream and adjacent development effects. Urban storm water, sedimentation, pollutant loading, noise and glare could have serious detrimental effects on the flora and fauna of this system and the water quality of tributary 0149. Provisions for limiting impervious area, for clustering development, for erosion and sediment control, and for protecting existing wildlife corridors are combined to reduce the effects of urban development on the wetland.

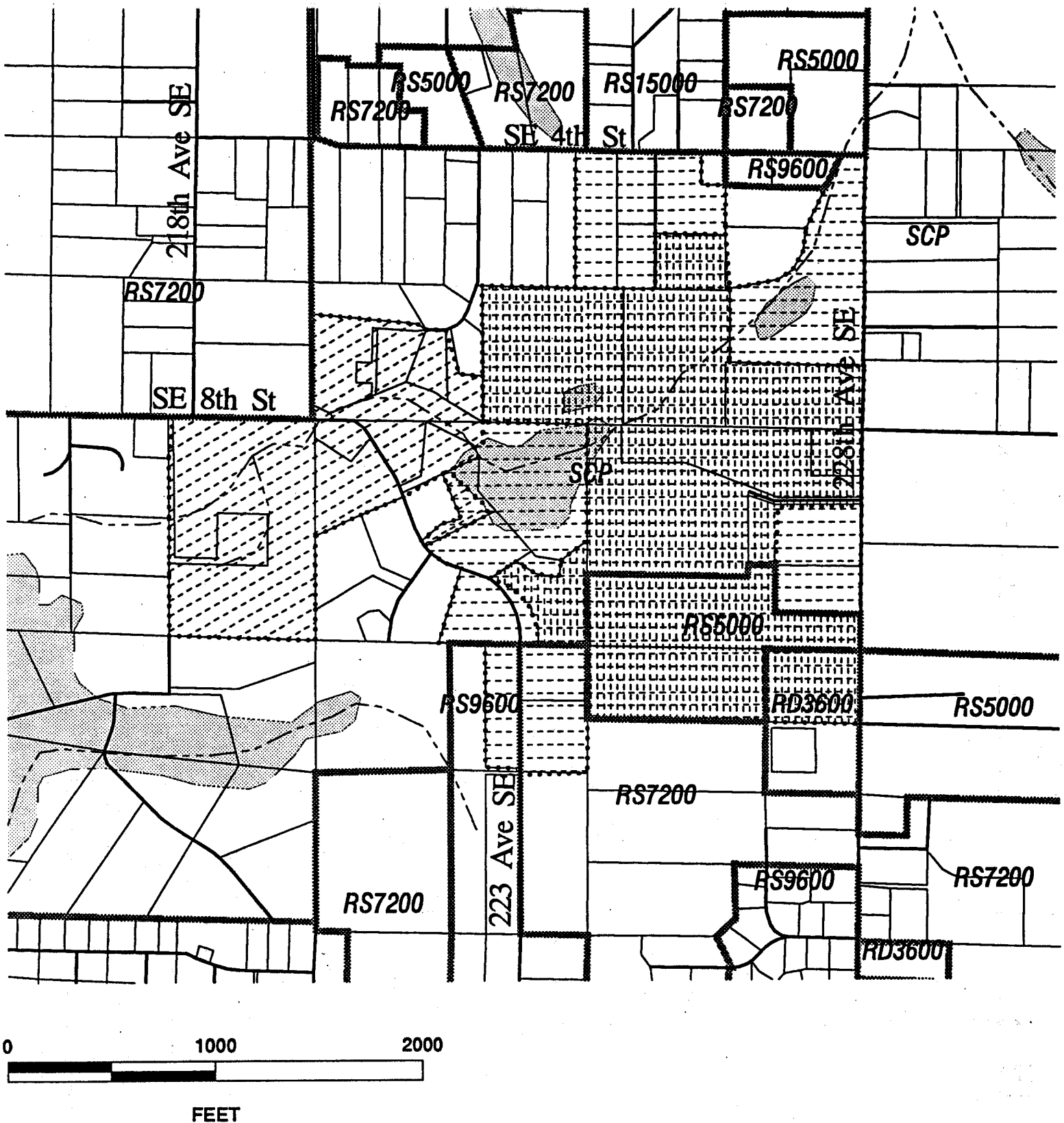
To reduce the harmful effects of urban storm water on the hydroperiod of Wetland 61, the draft ELS Basin Plan recommends that all new development in Area A be required to comply with a stream protection detention requirement (Recommendation BW-2). Existing land use and development patterns in the wetland subcatchment preclude effective implementation of any broader management strategies.

By clustering development on the parts of properties that are farthest from sensitive features, direct disturbance to wetlands, streams, or slopes can be minimized while protection of sensitive area features is maximized. In addition, indirect effects on the sensitive areas due to erosion and sedimentation associated

with clearing, grubbing, and construction are minimized. Future protection will be afforded by limiting the season for such activities to those times when their impacts are least likely to occur. On the moderate slopes flanking the wetland to the southeast and northeast (Figure 24, Area B), the five-month window for clearing and grading (May-September) will limit average erosion by up to 88 percent over having no seasonal controls.

Corridors for wildlife will be provided and maintained via clustering to the west (Area C), via tributary 0149. This corridor is particularly valuable because it is the central link in a network that leads west to the basin's west slope.







Map: See following page.



# Wetland Management Area 61

## East Sammamish Community Plan Update

Portions of properties outside the designated protection areas are not subject to the P-suffix conditions. This exclusion shall not preclude King County from applying other conditions required under the State Environmental Policy Act.

-  Wetland
-  Tributary Area (Area A)
-  Adjacent Slopes (Area B)
-  West Corridor (Area C)
-  Area Zoning Boundary
-  Road

## WETLAND 30 (Location: E-8-24-6; Kroll page 551E)

Wetland 30 is a 54-acre, number-1-rated wetland that lies immediately southwest of Pine Lake. This wetland appears to drain primarily to Pine Lake (which is now diverted into Pine Lake Creek) but drainage ways for agriculture have resulted in a second outlet from the northwest corner of the system, following a swale that connects this system with Wetland 29. Because of its association with Pine Lake, this wetland is also subject to regulation under the Shoreline Management Act. Wetland 30 provides fish and wildlife habitat and food-web support but has been severely impacted by agricultural and residential land uses, including a large horse farm that occupies the southwestern edge of the wetland and the headwater reaches of Kanim Creek.

Wetland 30 consists of four vegetative subclasses and has been extensively altered for pasture use in the western portion. The center of the wetland consists of moss/lichen/Labrador tea association that is very sensitive to changes in water level and frequency of inundation. A connection with the western slope of the plateau provides wildlife with a relatively unbroken corridor to the plateau.

### Wetland 30 P-Suffix conditions (Draft ELS Basin Plan Recommendation PL-2, Figure 28)

#### A. Area A: Southern Tributary Sub-Area

1. Effective impervious surface on SC-zoned properties, including buildings and roadways/driveways, shall be limited to a maximum of eight percent of the total area being subdivided, including common open space. Retention/detention facilities are excluded from this limitation.
2. Impervious surface on existing SC-zoned building lots shall be limited to eight percent of lot area or 3,485 square feet, whichever is greater.
3. Clearing and grading activity shall be limited to the five-month period from (and including) May 1st through September 30th except for those activities exempted under Chapter IV.

#### B. Area B: Southern Wetland Area

Along the boundary of the wetland in this area, new developments that propose to continue livestock use shall erect a fence to exclude grazing activity and replant the area with appropriate wetland species.

#### C. Area C: North Swale

1. New subdivision and short subdivision development (including lots and roads) shall be clustered on no more than 50 percent of the total site area to maximize undisturbed areas around Wetlands 29 and 30, and away from the axis of the swale that connects them. Forest is the preferred land cover for the undisturbed area.
2. Effective impervious surface, including buildings and roadways/driveways, shall be limited to a maximum of eight percent of the total area being subdivided, including common open space. Retention/detention facilities are excluded from this limitation.
3. Impervious surface on existing building lots shall be limited to eight percent of lot area or 3,485 square feet, whichever is greater.

## Discussion

Residential development is almost complete in the areas tributary to Wetland 30 and lying east of 212th Avenue SE. West of 212th Avenue and north of SE 34th Street (Figure 28, Area A), is largely in horse

pasture (as mentioned above). Any future development in this section should have impervious area limited to eight percent to reduce hydroperiod disruption; maintenance of forest cover would have been desirable but no forest remains to be preserved.

A five-month window for clearing and grading from May through September, (limiting average erosion by up to 88 percent over having no seasonal controls) should be imposed because of the direct surface-water connection between the slopes here and the wetland (Figure 28, Area A).

Within this south tributary area, a 2.5-acre portion of the mapped wetland proper appears to be actively grazed (Figure 28, Area B). This area, and any other part of the wetlands southern perimeter similarly affected or threatened, will be fenced and the area replanted with appropriate non-pasture land species if new developments propose to continue livestock pasturing. Almost one-half of this wetland area is included in the high-density zone (Area A) discussed above.

A swale that is not totally built out leads north-northwest out of the wetland (Figure 28, Area C), towards and including Wetland 29. Because of the hydrologic connection of this swale with Wetland 30, and the sensitivity of some of the wetland's plant assemblages to changes in hydroperiod, new development should cluster away from the axis of the swale, be limited in its impervious area to eight percent and maintain at least 50 percent of the existing forest cover or vegetation. Very low slopes probably make a special clearing and grading window unnecessary in this area.

At the west end of the wetland, a swath of undeveloped forested land leads south onto the west slope of the basin, between 204th Avenue SE and the west end of SE 34th Street. A wildlife corridor should be maintained here by clustering and maintaining at least half of the area in forest cover.

To reduce the harmful effects of urban storm water on sensitive plant communities in Wetland 30, the draft ELS Basin Plan recommends that all new development in Areas A and C be required to comply with a stream protection detention requirement (Recommendation BW-2).







Map: See following page.



# Wetland Management Area 30

East Sammamish Community Plan Update

Portions of properties outside the designated protection areas are not subject to the P-suffix conditions. This exclusion shall not preclude King County from applying other conditions required under the State Environmental Policy Act.

-  Wetland
-  South Tributary Area (Area A)
-  South Wetland (Area B)
-  North Swale (Area C)
-  Area Zoning Boundary
-  Road

WETLAND 58 (Location: 16-24-6; Kroll page 556; 9-24-6; Kroll page 576)

Wetland 58 is 3.7 acres in size and has a single vegetative subclass, consisting of Labrador tea, bog laurel, and cranberry. These plants are quite sensitive to hydrologic and chemical disturbance, particularly critical here because of the small size of the wetland relative to its subcatchment. An old drainage ditch traverses the wetland and residential development has occurred to the north and west of the wetland; forested tracts remain to the east and south although these areas are also partly developed now.

**Wetland 58 P-Suffix conditions (Draft ELS Basin Plan Recommendation MH-5, Figure 32)**

A. Area A: Tributary Area (Improved Design Manual standards are recommended here by the basin plan, but no P-suffix conditions are proposed)

B. Area B: Eastern Swale

To maximize distance between buildings and Wetlands 58, 32, and 33, new subdivision and short subdivision development including lots and roads shall be clustered on no more than 50 percent of the total site area away from the axis of the swale that connects these wetlands.

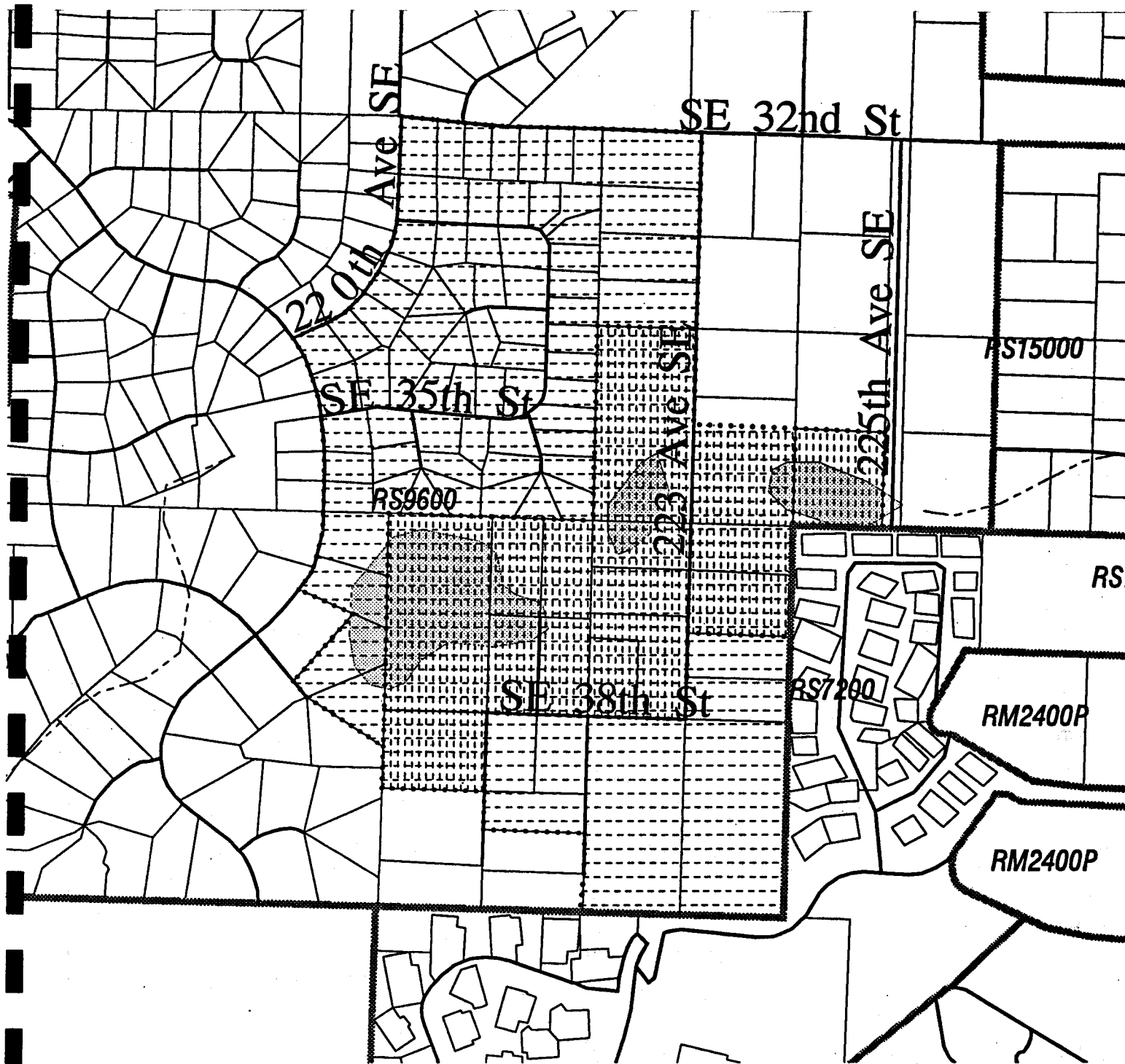
**Discussion**

Protection of Wetland 58, a small number-1-rated bog, is difficult because it is almost entirely surrounded by development, with only minor patches of the tributary area, east and south of the wetland, unaffected. Nevertheless, further development is possible in areas scattered throughout the subcatchment (Area A on Figure 32). The recommendations seek to reduce any future disruption to the wetland's hydroperiod as a result of this future development, particularly critical given the plant community present there. Impervious area and forest-cover recommendations are not applied here, because the degree of existing urbanization (greater than 50 percent) suggests that impacts have already been substantial. Additional recommendations are made for the swale (Area B) leading east to Wetland 32 (and beyond to Wetland 33, now partly obliterated by new commercial development) because it is part of a hydrologically connected wetland system whose functions should be maintained.

To avoid the eventual loss of remaining wetland functions, the draft ELS Basin Plan recommends that all new development in Areas A and B be required to comply with a stream protection detention requirement (Recommendation BW-2).

Map: See following page.





# Wetland Management Area 58

East Sammamish Community Plan Update

Portions of properties outside the designated protection areas are not subject to the P-suffix conditions. This exclusion shall not preclude King County from applying other conditions required under the State Environmental Policy Act.

- Wetland
- Tributary Area (Area A)
- East Swale (Area B)
- Area Zoning Boundary
- Road

WETLAND 10 (Location: 35-25-6; Kroll page 956; 2-24-6; Kroll page 959)

Wetland 10 (Saddle Swamp) is a complex wetland of 31 acres. This number-1-rated system consists of scrub-shrub, deep marsh and two open water subclasses. Numerous beaver dams occur in the downstream reaches of the wetland and should be considered sensitive to human disturbance and to unusual fluctuations in water levels. The beaver ponds of the wetland provide excellent over-wintering habitat for waterfowl, as well. The wetland lies upon till soils and is relatively large for its subcatchment.

Wetland 10 /Saddle Swamp P-Suffix Conditions (ELS Basin Plan Recommendation LJ-3, Figure 36)

A. Area A: Southern Tributary Sub-Area

1. Effective impervious surface on properties zoned AR-5 and SC, including buildings and roadways/driveways, shall be limited to a maximum of eight percent of the total area being subdivided, including common open space. Retention/detention facilities are excluded from this limitation.
2. Impervious surface on existing AR and SC zoned building lots shall be limited to eight percent of lot area or 3,485 square feet, whichever is greater.
3. Clearing and grading activity shall be limited to the five-month period from (and including) May 1st through September 30th except for those activities exempted under Chapter IV.

B. Area B: East Corridor

In order to maintain corridor connections between Wetland 10 and Wetland 21 to the east, new subdivision and short subdivision development including lots and roads shall be clustered away from the corridor stream centerline.

C. Area C: Wetland Buffer

Beyond the SAO-mandated 100-foot buffer surrounding Wetland 10, maintain a low-impact zone of 200 feet (which shall be counted in full for density calculations) where:

1. At least 50 percent of new development sites shall be placed in a separate tract of undisturbed vegetation with forest as the preferred vegetation to be included in the tract.
2. Structures and impervious areas shall be clustered on those portions of the lots that are farthest from the wetland and its buffer.

## Discussion

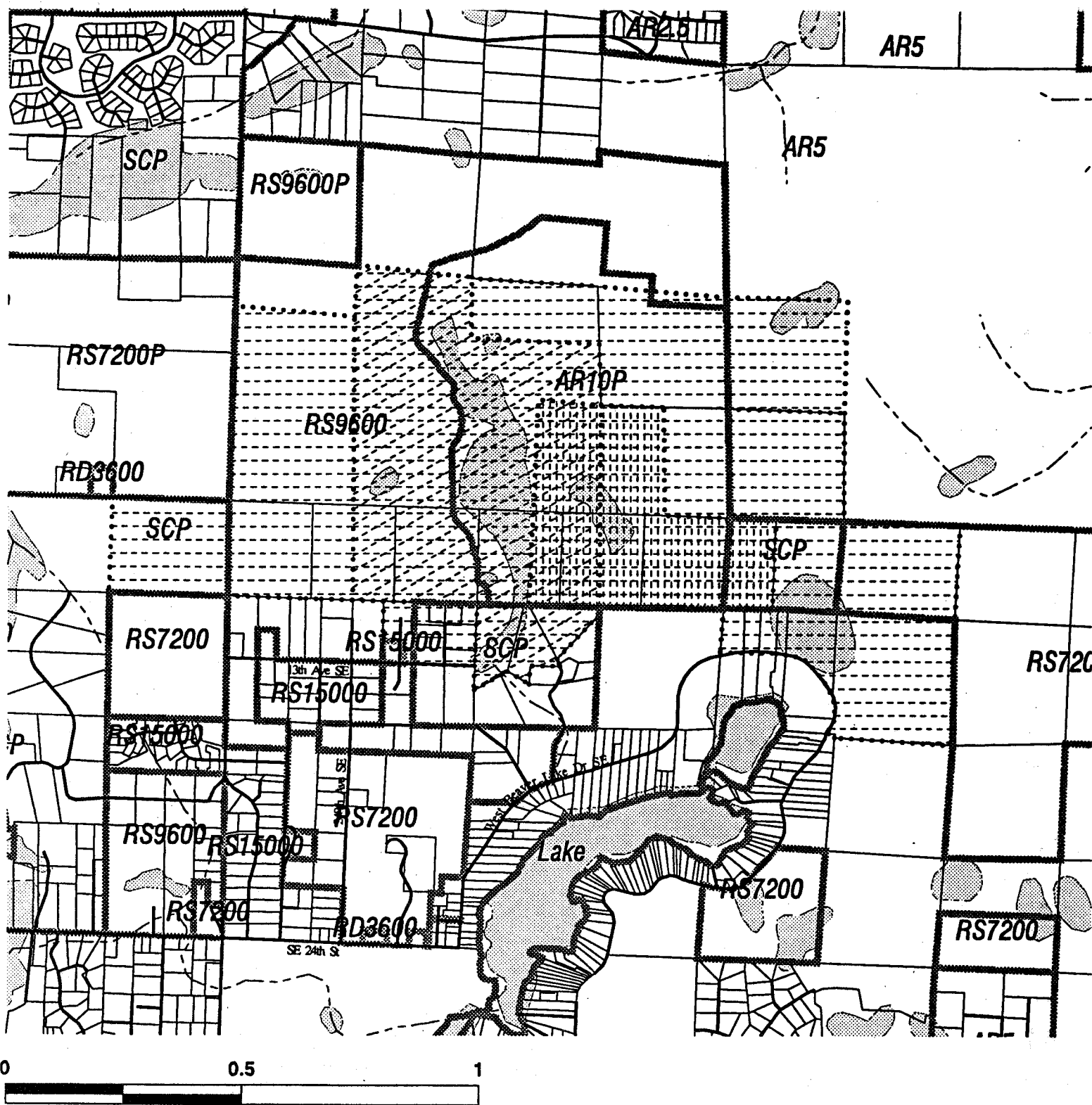
The area tributary to the wetland (Area A, Figure 36) should be limited in total effective impervious area coverage to eight percent, to protect the wetland's water quality and, to a lesser degree of concern (given the existing species), its hydroperiod. A five-month period for clearing and grading (May-September, limiting average erosion by up to 88 percent over no seasonal controls) should be imposed to minimize sedimentation impacts.

Corridors for wildlife migration, clustering of development, and maintenance of forest cover, should be provided to the east (in Area B) to provide connection between the unique concentration of number-1-rated wetlands and Beaver Lake in this area. This corridor should also include Wetland 78b.

A zone with only limited development impact should surround the wetland for a width of at least 200 feet (Area C) beyond the 100-foot buffer mandated by the Sensitive Areas Ordinance. In this zone, clustering of

any proposed development and maintenance of forest cover should be required, equivalent to the corridor recommendations, to provide the necessary habitat opportunities for wood ducks and other bird species that must move between the wetland proper and its surrounding forest fringe.







Map: See following page.



## Wetland Management Area 10

### East Sammamish Community Plan Update

Portions of properties outside the designated protection areas are not subject to the P-suffix conditions. This exclusion shall not preclude King County from applying other conditions required under the State Environmental Policy Act.

-  Wetland
-  Tributary Area (Area A)
-  East Corridor (Area B)
-  Buffer Edge (Area C)
-  Area Zoning Boundary
-  Road

WETLAND 21 (Location: 1-24-6; Kroll page 960; 36-25-6; Kroll page 957)

Wetland 21, another number-1-rated wetland, is about 13.4 acres in size. It is dominated by a single vegetative subclass consisting of Labrador tea and its acid-tolerant associates: cranberry, bog laurel, sphagnum moss, and northern starflower. This association is rare and should be considered extremely sensitive to changes in existing hydrologic conditions. A small, intermittent stream enters the wetland from the northeast, apparently draining the adjacent hillslopes through a broad, shallow swale that is an important hydrologic adjunct of the wetland. A second swale lies to the northwest, also an integral hydrologic connection. The system is surrounded by extensive mixed deciduous forest that supports numerous species of wildlife. Soils surrounding the wetland appear extremely porous but are generally saturated at or near the surface at winter's end.

**Wetland 21 P-Suffix Conditions (ELS Basin Plan Recommendation LJ-3, Figure 37)**

**A. Area A: Tributary Area**

1. Effective impervious surface on AR and SC-zoned properties, including buildings and roadways/driveways, shall be limited to a maximum of eight percent of the total area being subdivided, including common open space. Retention/detention facilities are excluded from this limitation.
2. Impervious surface on existing AR and SC-zoned building lots shall be limited to eight percent of lot area or 3,485 square feet whichever is greater.
3. At least 50 percent of new development sites shall be placed in a separate tract of undisturbed vegetation with forest as the preferred vegetation to be included in the tract.
4. Clearing and grading activity shall be limited to the five-month period from (and including) May 1st through September 30th except for those activities exempted under Chapter IV.

**B. Area B: East Swale**

In addition to the requirements for Area A, the following standard applies in this area:

1. New subdivision and short subdivision development including lots and roads in the swale area shall be clustered away from the axis of the swale to preserve the hydrologic function.

**C. Area C: Northwest Swale**

In addition to the requirements for Area A, the following standard applies in this area:

1. New subdivision and short subdivision development including lots and roads in the swale area shall be clustered away from the axis of the swale to preserve the hydrologic function.

**D. Area D: West Corridor**

In order to maintain corridor connections between Wetland 10 and Wetland 21, new development (including lots and roads) shall be clustered away from the axis of the corridor.

**Discussion**

The area tributary to this wetland (Area A, Figure 37) requires both limits on impervious area to under eight percent and retention of at least 50 percent of the forest cover, because the plant community here is particu-

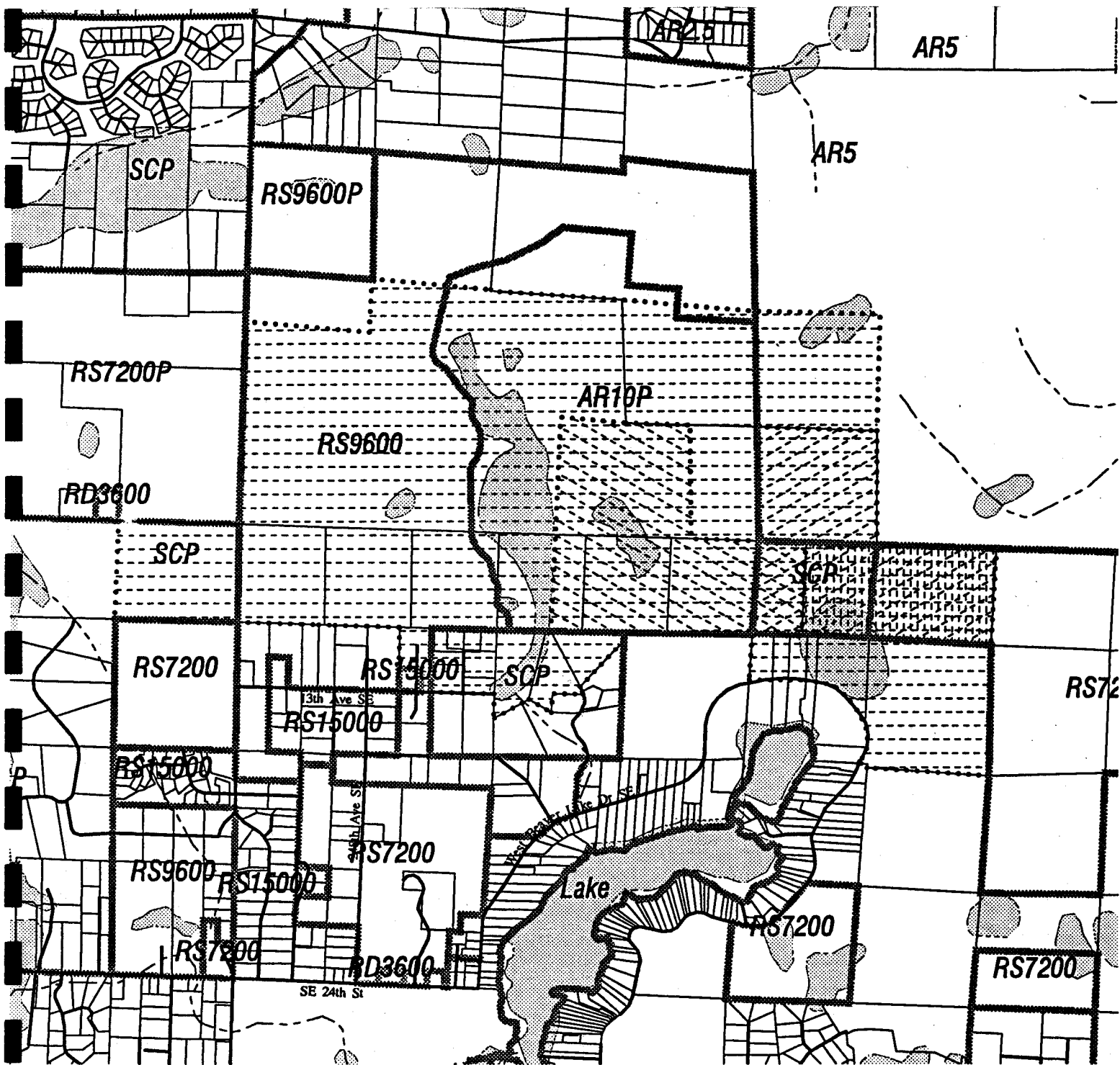
larly sensitive to disruption to the hydroperiod and to further minimize impacts on the downstream water system.

These requirements should also apply to the broad swale extending east-northeast from the wetland proper (Area B), which lies outside the mapped surface-water basin but is part of the groundwater system of this wetland; and also to the swale lying northwest of the wetland (Area C). Although these swales are not protected under the Sensitive Areas Ordinance (as is the wetland itself), development should be clustered away from the axis of these swales to maintain their hydrologic function to the greatest extent possible. A five-month period for clearing and grading should also be applied to swale Area C, because slopes are steeper and the surface-water connection with the wetland is particularly direct. Swale Area B lies in a reserve tract of the Trossachs development proposal.

A corridor (Area D) should also be maintained between this wetland and Wetland 10, as discussed for Wetland 10 (Area B). Its eastern one-third is wholly contained in the northwest swale (Area C).

To avoid the eventual loss of remaining wetland functions, the draft ELS Basin Plan recommends that all new development in Area A be required to comply with a stream protection detention requirement (Recommendation BW-2).

Map: See following page.



# Wetland Management Area 21

West Sammamish Community Plan Update

Portions of properties outside the designated protection areas are not subject to the P-suffix conditions. This exclusion shall not preclude King County from applying other conditions required under the State Environmental Policy Act.

Wetland

West Corridor  
(Area D)

Tributary Area  
(Area A)

Area Zoning Boundary

East Swale  
(Area B)

Road

Northwest Swale  
(Area C)

WETLAND 26 (Location: 3-24-6; Kroll page 958; 10-24-6; Kroll page 577)

Wetland 26 is a 37-acre, number-1-rated system that consists of three vegetative subclasses: deep marsh, spirea-dominated scrub-shrub and Labrador tea-dominated scrub-shrub. The latter subclass (fen) is bog-like and is extremely sensitive to hydrologic change. This subclass is isolated in the northeast corner of the wetland by two roadways that intersect the wetland, dividing it into four parts. The remainder of the wetland had been partially drained some years ago and ditched for agricultural use, reducing its sensitivity to further disturbance. Some recovery of vegetation seems to be occurring in these previously disturbed areas.

Connections with surrounding forest occur to the north and south, providing transportation corridors for wildlife into and through the wetland.

The wetland lies at the headwaters of the Laughing Jacobs Creek system and provides seasonal storage and release of storm water to the creek.

**Wetland 26 P-Suffix Conditions (ELS Basin Plan Recommendation LJ-3. Figure 38)**

**A. Area A: Northeast Tributary Sub-Area**

1. Effective Impervious surface coverage on SC-zoned properties, including buildings and roadways/driveways, shall be limited to a maximum of eight percent of the total area being subdivided, including common open space. Retention/detention facilities are excluded from this limitation.
2. At least 50 percent of new development sites proposed to accommodate more than one dwelling shall be placed in a separate tract of undisturbed vegetation with forest as the preferred vegetation to be included in the tract.
3. At least 50 percent of new subdivision and short subdivision development sites in this area shall be placed in a separate tract of undisturbed vegetation with forest as the preferred land cover included in the tract priority given to protection of forested land cover.
4. Clearing and grading activity in this area shall be limited to the five-month period from May 1st through September 30th except for those activities exempted under Chapter IV.

**B. Area B: Southwest Tributary Sub-Area**

1. At least 50 percent of new subdivision and short subdivision development sites in this area shall be placed in a separate tract of undisturbed vegetation with priority given to protection of forested land cover.
2. Clearing and grading activity in this area shall be limited to the five-month period from May 1st through September 30th except for those activities exempted under Chapter IV.
3. Supplemental Design Manual standards affecting diversion of runoff from this sub-area are recommended by the basin plan, but no P-suffix condition is proposed.

**C. Area C: Northwest Tributary Sub-Area**

Clearing and grading activity in this area shall be limited to the five-month period from May 1st through September 30th except for those activities exempted under Chapter IV.

**D. Area D: North Corridor**



In order to maintain corridor connections to the north of Wetland 26, new subdivision and short subdivision development shall be clustered away from the axis of the corridor.

E. Area E: South Corridor

In order to maintain corridor connections to the south of Wetland 26, new development shall be clustered away from the axis of the corridor.

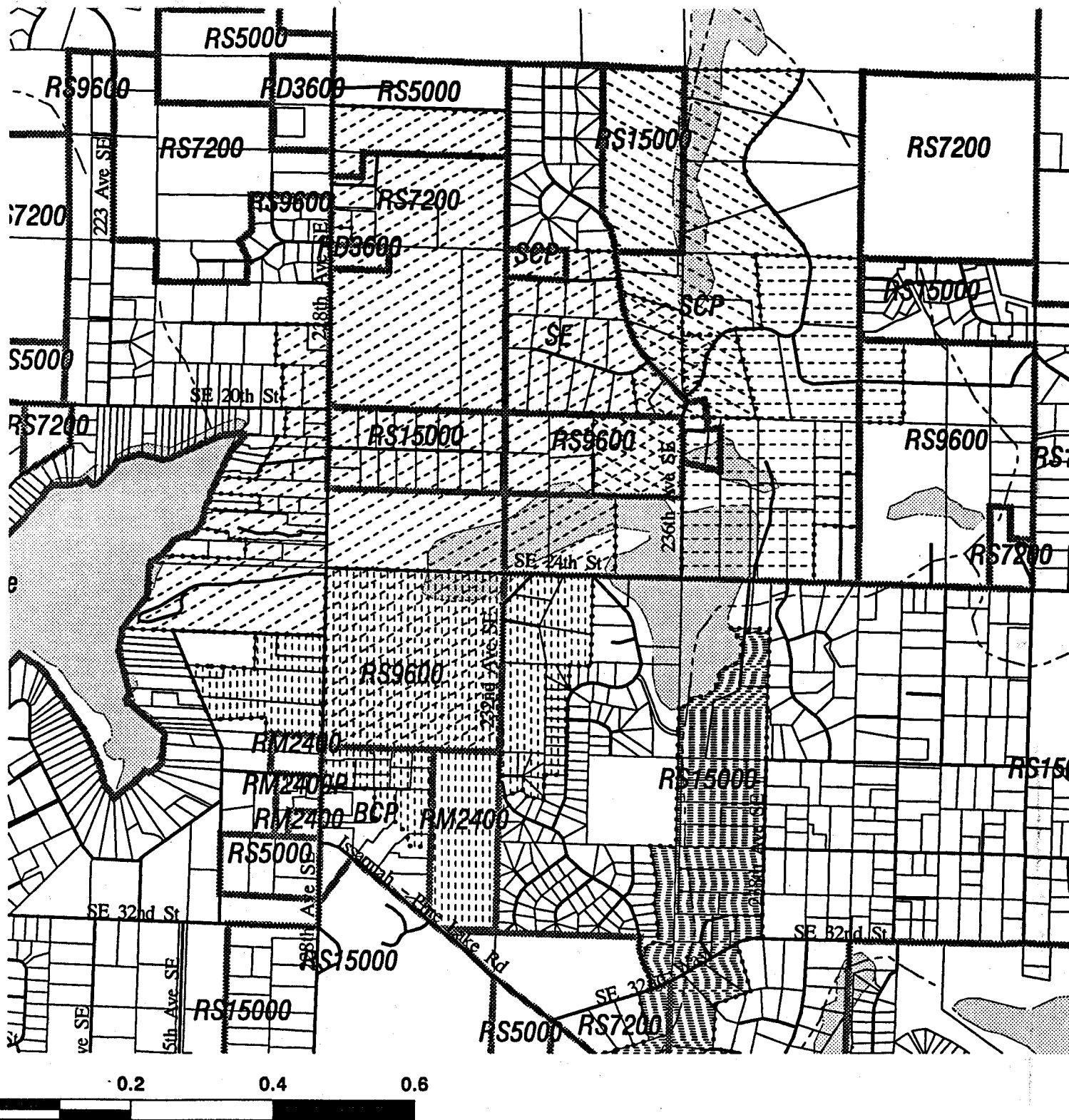
## Discussion

Several discrete tributary areas can be defined for this wetland, encompassing (Area A, Figure 38) the outstanding bog habitat in the northeast corner, the relatively undisturbed and largely wooded subcatchment draining into the southwest corner (Area B), and the more heavily developed northwest area (Area C). The northeast area is the highest quality portion of this wetland. Because of moderate slopes, all three areas should have a five-month window for clearing and grading (May-September). In addition, new development in areas A and B should have limitations on effective impervious area to eight percent and at least 50 percent retention of forest cover, to minimize hydroperiod disruption.

Corridors should be established, also via clustered development, both north (Area D) and south (Area E) of the wetland along existing drainage courses.

To avoid the eventual loss of remaining wetland functions, the draft ELS Basin Plan recommends that all new development in Areas A and B be required to comply with a stream protection detention requirement (Recommendation BW-2). In Area B, a potentially feasible alternative to this increased onsite detention may be diversion of runoff to the east and south, with a release into the southeast-most (i.e., downstream) end of the wetland system.









Map: See following page.



# Wetland Management Area 26

## East Sammamish Community Plan Update

Portions of properties outside the designated protection areas are not subject to the P-suffix conditions. This exclusion shall not preclude King County from applying other conditions required under the State Environmental Policy Act.

-  Wetland
-  Northeast Tributary Area (Area A)
-  Southwest Tributary Area (Area B)
-  Northwest Tributary Area (Area C)
-  North Corridor (Area D)
-  South Corridor (Area E)
-  Area Zoning Boundary
-  Road

WETLAND 34 (Location: E-10-24-6; Kroll page 577E; W-11-24-6; Kroll page 961W)

Wetland 34 (Queen's Bog) is also number-1-rated. This 17.5-acre wetland consists of four vegetative subclasses of which three have bog-like characteristics. In particular, the moss/lichen bog subclass should be considered very sensitive to hydrologic and chemical disturbance. The wetland, located in Klahanie, is extensively developed on the southern and eastern perimeters with provisions for a 200-foot-wide buffer. A natural gas pipeline bisects the wetland from north to south and has resulted in the formation of a deep marsh subclass through the trenched area. An apparent hydrologic connection exists with wetland 67 which lies approximately 1,000 feet to the east.

**Wetland 34/Queen's Bog P-Suffix Conditions (ELS Basin Plan Recommendation LJ-3, Figure 39)**

**A. Area A: East Tributary Area**

Developers of the remaining vacant land shall provide roadway widths as narrow as allowed by the King County Road Engineer to assure that total effective impervious surface coverage in this area is minimized, while providing adequate access, and as much of the remaining existing forest or other cover as possible shall be retained undisturbed.

**B. Area B: North and South Buffers**

The currently preserved buffer strips north and South of the wetland in the Park/Open Space Plan Map designation shall be maintained.

**C. Area C: Eastern Swale**

This swale is wholly contained within Area A. In addition to the conditions for Area A, the following standards should apply in this area:

1. New subdivision and short subdivision development in the swale area shall be clustered away from the axis of the swale to preserve the hydrologic function.
2. Clearing and grading activity in the swale shall be limited to the five-month period from May 1st through September 30th except for those activities exempted under Chapter IV.

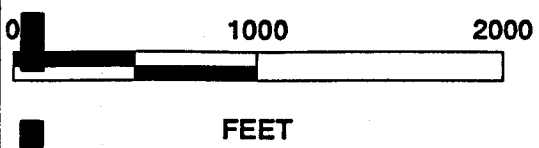
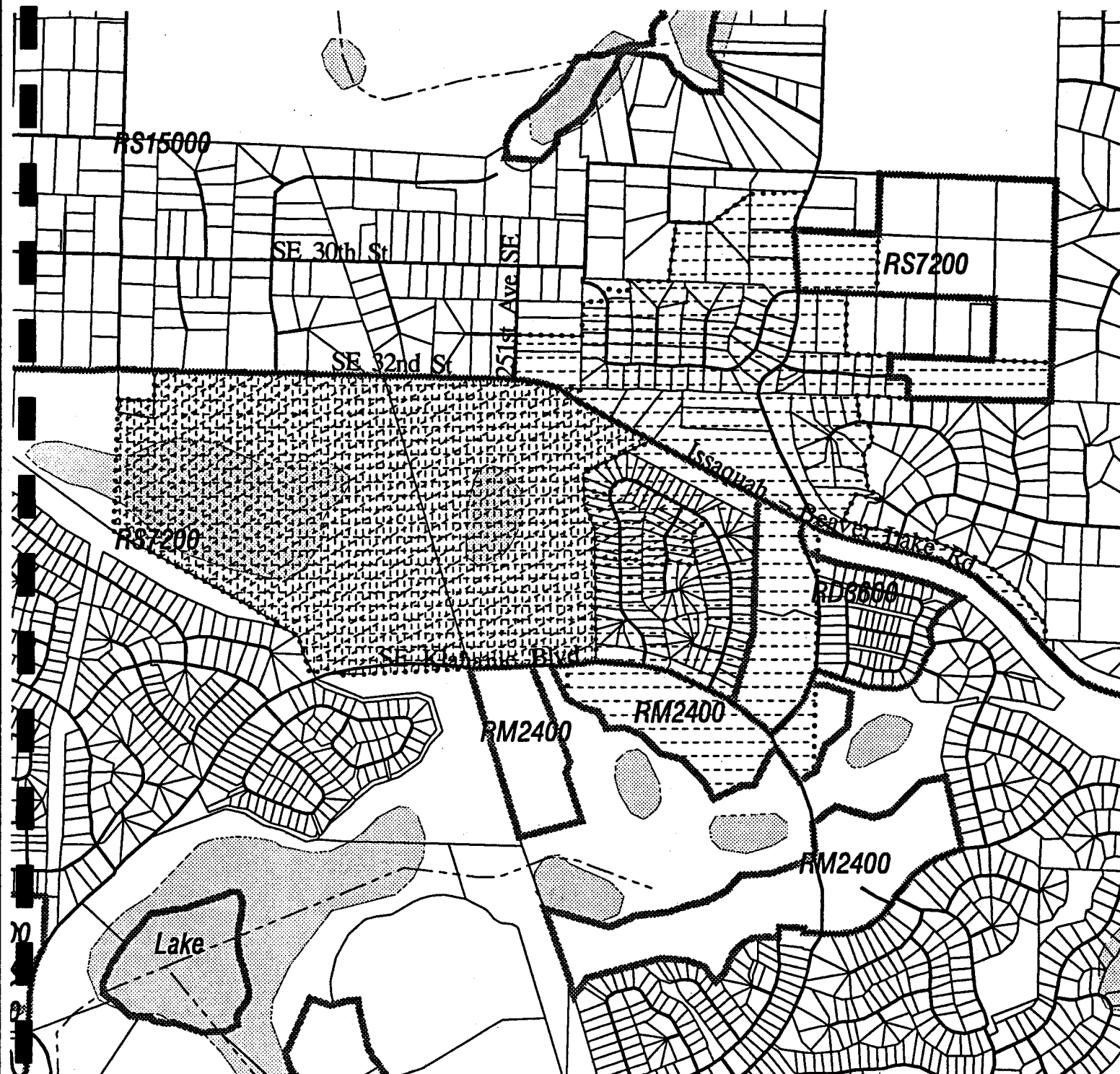
**Discussion**

The majority of this wetlands tributary area has been fully developed, primarily by Klahanie. The buffer strips that have been preserved north and south of the wetland (Area B), should be maintained in perpetuity as undeveloped land within their existing Park/Open Space designation.

A part of the tributary area east of the wetland (Area A) is also as yet undeveloped, although a second school site is planned for much of the now-undeveloped area. This area represents the last opportunity to protect the hydrologic system of the wetland, because so much of the existing development has significantly altered the hydrologic regime of this subcatchment. Although zoning for the area is largely predetermined by the Klahanie MPD, any future development should have strict limits on impervious area and forest cover. These limits would probably make intensive uses (e.g., a school) infeasible. As a result, only modifications to the design of likely future development that will affect hydrologic response (e.g., enhanced infiltration, enhanced detention, and a design that minimizes impervious surface area) are probably feasible. Within the eastern tributary area, the hydrologic connection with the wetland is most direct along the swale (Area C) that includes Wetland 67. Irrespective of final development intensity in this area, clustering should be applied to maintain the undisturbed function of this swale as much as possible. Because of the direct surface-water connection with Wetland 34, seasonal clearing and grading limits of five months (May - September) should be applied in this area as well.

To avoid the eventual loss of remaining wetland functions, the draft ELS Basin Plan recommends that all new development in Area A and B be required to comply with a stream protection detention requirement (Recommendation BW-2).







Map: See following page.



# Wetland Management Area 34

East Sammamish Community Plan Update

Portions of properties outside the designated protection areas are not subject to the P-suffix conditions. This exclusion shall not preclude King County from applying other conditions required under the State Environmental Policy Act.

-  Wetland
-  East Tributary Area (Area A)
-  North and South Buffers (Area B)
-  East Swale (Area C)
-  Area Zoning Boundary
-  Road

**WETLAND 39, LAUGHING JACOBS LAKE (Location: 10-24-6; Kroll page 577; 15-24-6; Kroll page 578)**

The number-1-rated wetland system of Laughing Jacobs Lake (Wetland 39) consists of two subclasses totaling 21 acres. The scrub-shrub subclass has bog-like characteristics with sphagnum moss and a few sitka spruce. The wetland lies in a mid-reach subcatchment and is being rapidly surrounded with urban development. Livestock grazing occurs in the northern and southern portions of the wetland. Flooding occurs regularly and hydrologic modelling suggests that this condition will be exacerbated in the future as development proceeds.

**Wetland 39/Laughing-Jacob's Lake P-Suffix Conditions (ELS Basin Plan Recommendation LJ-3, Figure 40)**

**A. Area A: Northern Corridor**

1. In order to maintain corridor connections to the north of Wetland 39, new subdivision and short subdivision development shall be clustered away from the axis of the corridor.
2. On the slopes to the west of the corridor, clearing and grading activity shall be limited to the five month period from May 1st through September 30th except for those activities exempted under Chapter IV.

**B. Area B: Southern Corridor**

In order to maintain corridor connections to the south of Wetland 39, new subdivision and short subdivision development shall be clustered away from the axis of the corridor.

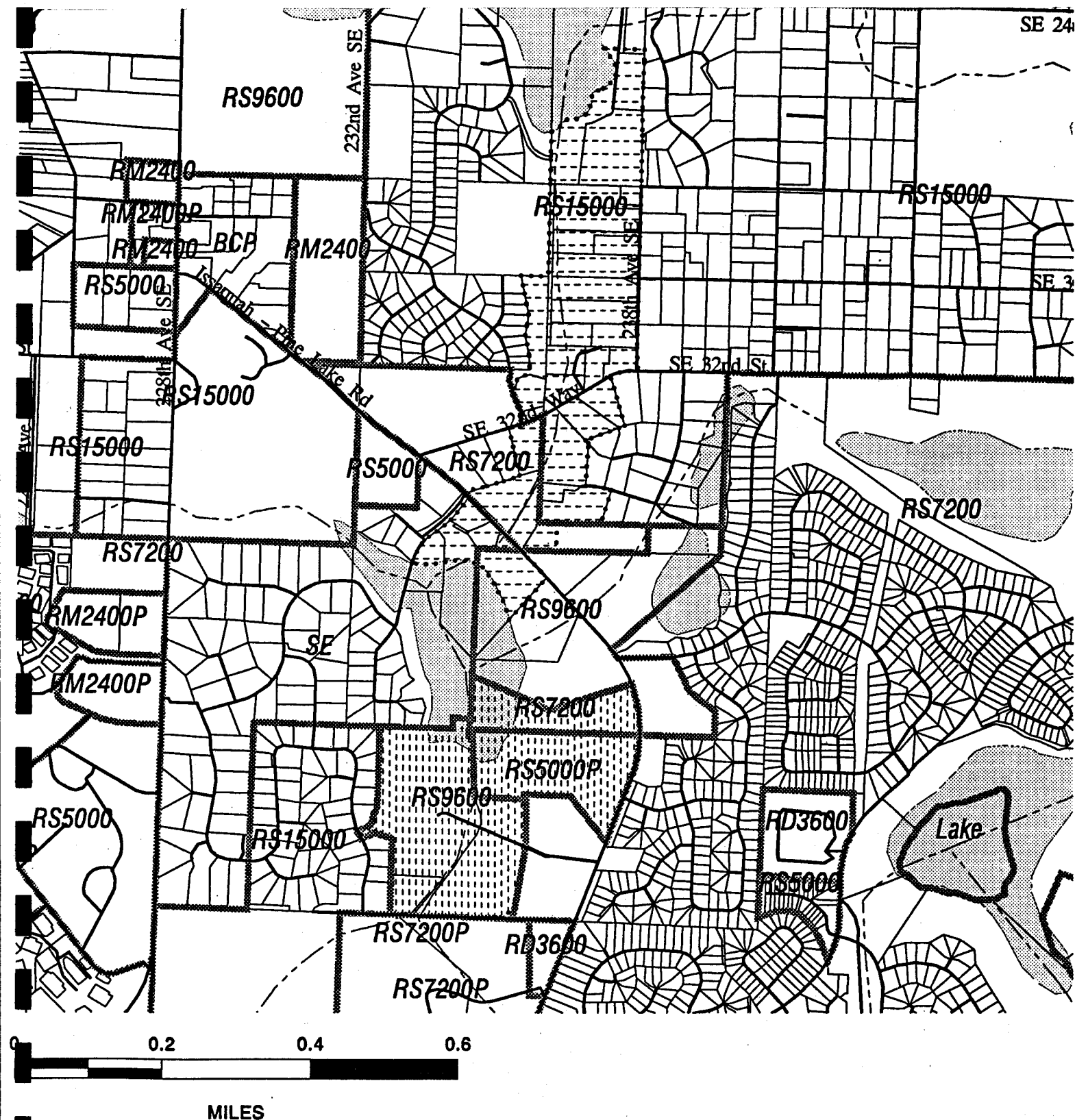
**Discussion**

This wetland system comprises an open lake, surrounding bog, and several through-flowing streams. Nearly all areas that lie near Laughing Jacob's Lake and are not formally defined as wetlands have been developed, and so opportunities for protection of wetland functions by conditions on future development are limited. In addition, only a limited area drains directly into the wetland; conversely, the tributary area that enters the lake and wetland via tributaries 0166, 0166A, and 0166E is very large. Thus catchment-level strategies are infeasible or irrelevant.

Two potential wildlife corridors lead north (Area A; See Wetland 26 Area E) and south (Area B). They should be maintained by clustering new development and maintaining forest cover. In addition, moderate slopes on the west side of Area A that drain into tributary 0166, and then into Laughing Jacob's Lake, should be further protected from unnecessary construction-related erosion. Although most of the area has recently been developed, any additional disturbance should be limited to a five-month window on clearing and grading (May-September) for development on or draining over these slopes.

Map: See following page.

Maps: See following pages for areawide maps by requirement: Impervious Areas, Seasonal Clearing, Cluster Development, and Forest Cover.



# Wetland Management Area 39

St Sammamish Community Plan Update

Locations of properties outside the designated protection areas are not subject to the P-suffix conditions. This exclusion shall not preclude King County from applying other conditions required under the State Environmental Policy Act.

Wetland

⚡ Road

North Corridor  
(Area A)

South Corridor  
(Area B)

Area Zoning Boundary

## Development Condition 16

### Grand Ridge Rural Development Requirements

The following P-suffix conditions implement ESCP policies NE-1, NE-2, NE-4, NE-7, NE-12, and KCCP policies E-313 through E-329, and Council Amendment #64 to Substitute Ordinance 92-597.

#### Overview/Rationale

The Issaquah Creek Basin includes significant wetlands (including Wetland 7, King County's largest riparian wetland, on the creek's North Fork), fisheries resources and flooding problems. The downtown portion of the City of Issaquah is already subject to periodic flooding; the frequency, extent and velocity of this flooding from Issaquah Creek has been and will be significantly affected by the extent of development in the upper subbasins of Issaquah Creek, which are still mostly forest.

To mitigate flood damage, and prevent its increase, and to protect wetland functions, stringent performance standards are imposed on development in the Grand Ridge Subarea. Since the Issaquah Creek Basin Plan process is in its early stages at this writing (July, 1992), quantifiable standards are not yet adopted. Therefore, at this time, there are three possible approaches to conditioning development in the basin: wait for adoption of the Issaquah Creek Basin Plan; require a Master Drainage Plan (MDP) for new development in the basin; or, permit development in advance of the Basin Plan with stringent limits on impervious surface and tree clearing, and high standards for retention/detention facilities. The standards may be modified by the Basin Plan or MDP if they are demonstrated to mitigate impacts on wetlands and flooding to an acceptable level. This area zoning document uses the third approach.

#### P-Suffix Conditions

1. All new subdivisions and short subdivisions in the subarea, except those undergoing detailed drainage planning and review through the Master Drainage Planning (MDP) requirements of the King County Surface Water Design Manual, shall comply with the following conditions:
  - a. **Impervious Surfaces:** Impervious surfaces within the subdivision or short subdivision, including surfaces associated with all structures, driveways, and roads within the development, shall be limited to a maximum of eight percent within areas draining to Patterson Creek and North Fork Issaquah Creek Wetland 7.
  - b. **Clearing Limits:** Area wide restrictions on clearing and vegetation retention shall apply, except that the separate tract alternative shall be mandatory for all subdivisions and short subdivisions in areas draining to North Fork Issaquah Creek Wetland 7.



- c. **Standards for Drainage Facilities:** Onsite retention/detention facilities within this subarea shall be designed to either the basic areawide or the stream protection standards, as defined and indicated in Development Condition 20.
- 2. Subdivisions and short subdivisions within the Issaquah Creek basin in this subarea which are undergoing detailed drainage planning and review through the Master Drainage Planning (MDP) requirements of the King County Surface Water Design Manual, shall comply with the following conditions:
  - a. **Impervious Surfaces:** Impervious surfaces within the subdivision or short subdivision, including surfaces associated with all structures, driveways, and roads within the development, shall be limited to a maximum of eight percent.
  - b. **Clearing Limits:** Area wide restrictions on clearing and vegetation retention shall apply, except that the separate tract alternative shall be mandatory.
  - c. **Standards for Drainage Facilities:** Onsite retention/detention facilities shall be designed to the stream protection standards, as defined and indicated in Development Condition 20.
  - d. **Performance Goals:** Alternate site and facility design standards may be approved by the SWM Division through the MDP process provided that it can be demonstrated that such standards would meet the following performance goals.
    - (1) Site development shall not result in a significant decrease in the diversity, productivity, resilience, or habitat value of North Fork Issaquah Creek Wetland 7; and
    - (2) Site development shall not result in a significant increase in phosphorus loading to the tributaries draining to the North and East Forks of Issaquah Creek; and
    - (3) Site development shall not result in a significant rease in stream channel erosion or transport of sediment to the North and East Forks of Issaquah Creek; and
    - (4) Site development shall not result in a significant decrease in the diversity or abundance of anadromous fish in the North and East Forks of Issaquah Creek; and
    - (5) Site development shall not result in a significant increase in the frequency or duration of flood flows in the North and East Forks of Issaquah Creek.

Map: See following page.



## **Development Condition 17**

### **Pine Lake Watershed**

The following P-suffix conditions implement Council Amendments #58 and 59 to Substitute Ordinance 92-597.

#### **Overview**

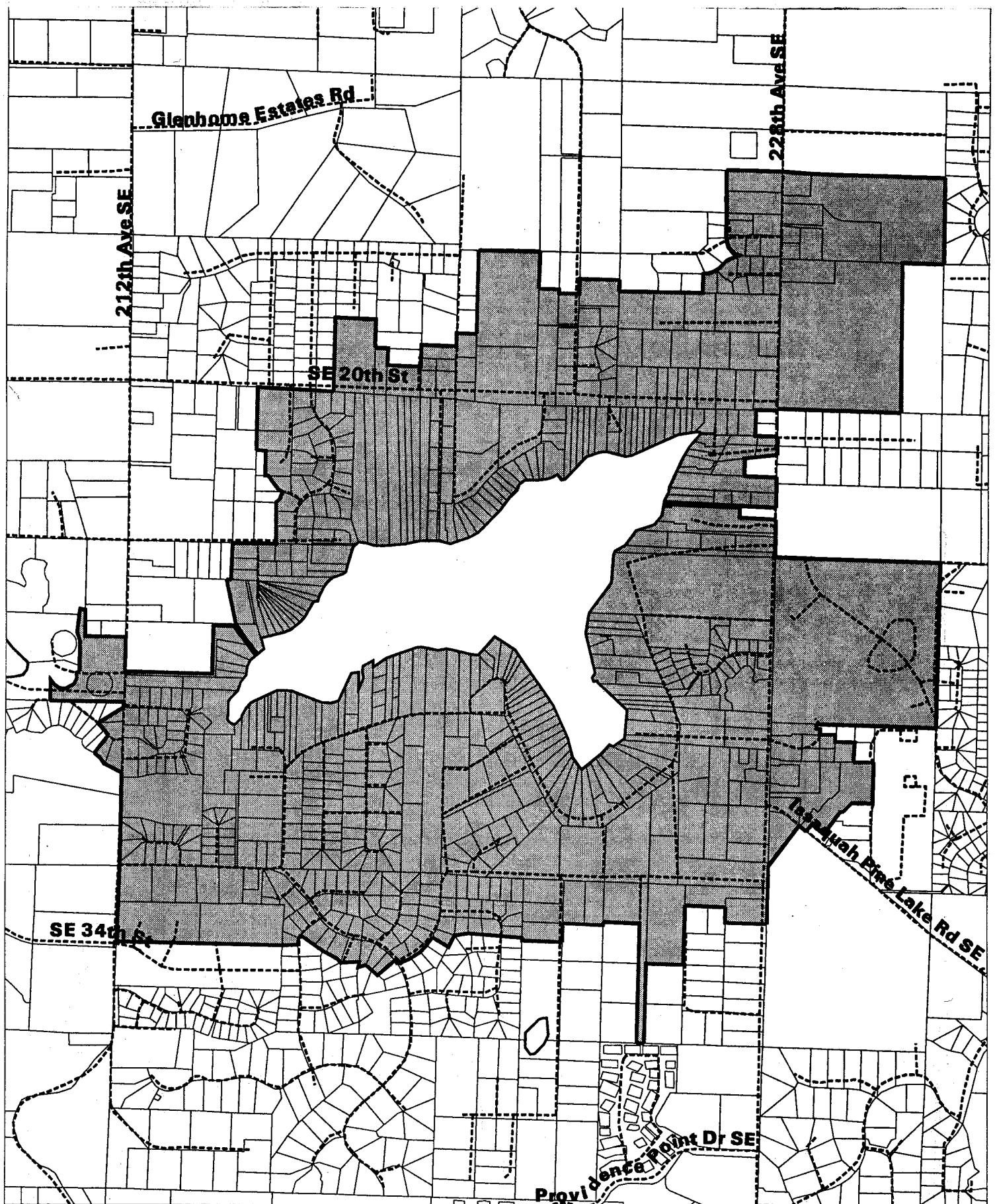
Pine Lake is eutrophic and sensitive to phosphorus loading. Without controls, new development in the Pine Lake basin is expected adversely to affect water quality in the lake. The Pine Lake basin is being designated as a study area, and it is appropriate to protect the lake pending the outcome of a study and the adoption of a management plan for the lake through the following p-suffix conditions, which implement ESCP Policies NE-1.1, NE-4, NE-7, R-6.

#### **P-suffix conditions:**

1. Clearing and grading in the Pine Lake basin shall be limited to the five month period from and including May 1 through September 30, except for those activities exempted under Chapter IV. Deviations from these standards may be allowed as provided for in Chapter IV.
2. SWM shall require all known, available and reasonable methods of prevention, control and treatment for phosphorus control for all new development in the Pine Lake basin.

Unless it can be demonstrated that a method or combination of methods is effective to prevent, control and treat phosphorus, and is more feasible, the following shall be required in the Pine Lake basin, until the SWM Drainage Manual is revised to deal with phosphorus loading to small lakes, at which time the SWM Drainage Manual requirements shall apply. If soils are suitable, SWM shall require infiltration to and including the 25-year event, for all new development. If soils are not suitable for infiltration, then SWM shall require a grass swale or constructed wetland, and together with sand filtration for all new development.

Map: See following page.



# 1993 East Sammamish Community Plan

Pine Lake Watershed

Development Condition 17 -Ord. 10847 -June 1993

King County  
Department of Development and Environmental Services  
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Development Condition Roads  
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Waterbodies

0 0.125 0.25 0.375  
MILES

## **Development Condition 18**

### **Beaver Lake Watershed**

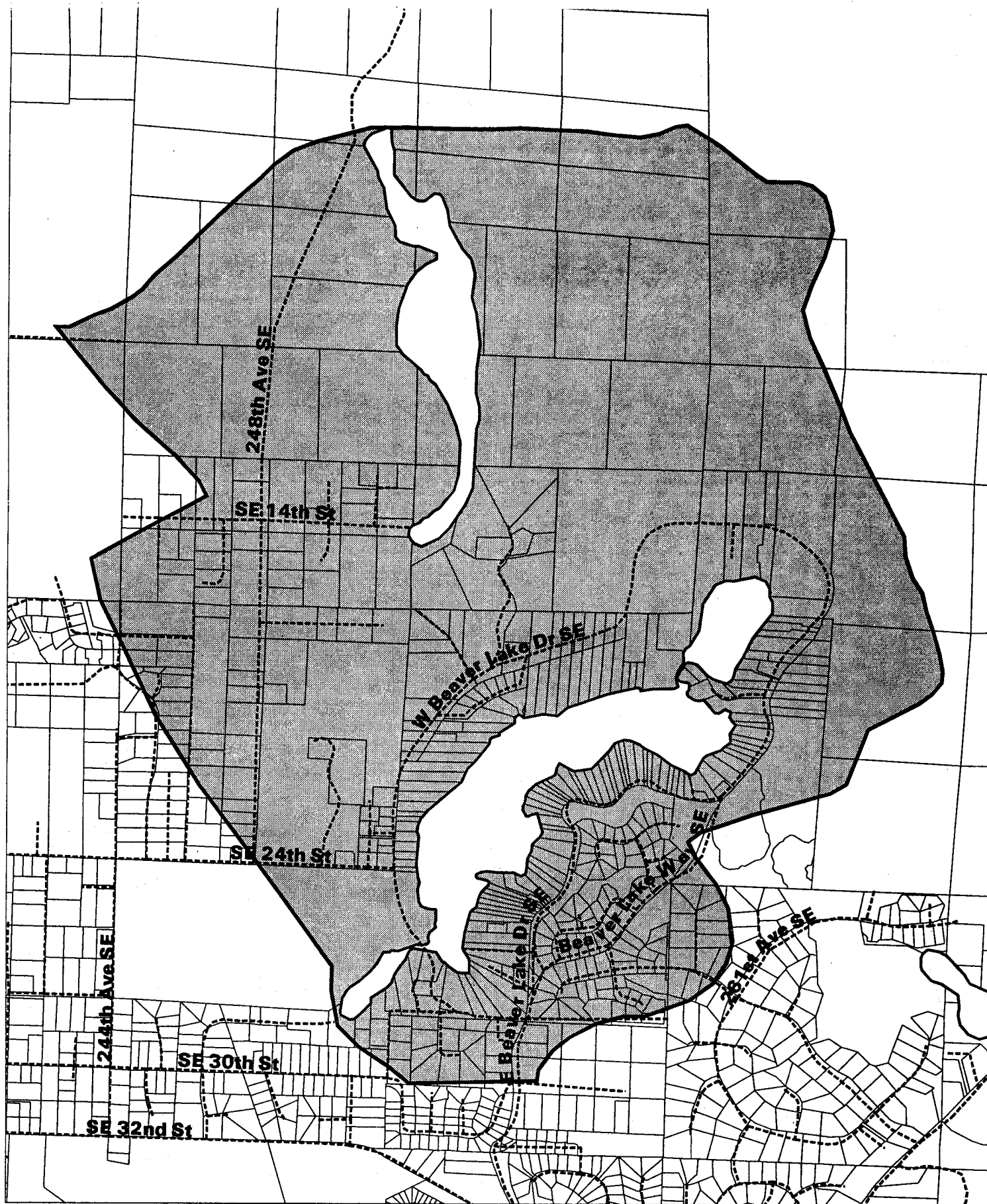
The following P-suffix conditions implement Council Amendments #49 and 52 to Substitute Ordinance 92-597.

#### **P-suffix conditions:**

1. Clearing and grading in the Beaver Lake Watershed shall be limited to the five month period from and including May 1 through September 30.
2. King County shall require all known, available and reasonable methods of prevention, control and treatment for phosphorus control for all new development in the Beaver Lake Watershed. Unless it can be demonstrated that a method or combination of methods is effective to prevent, control and treat phosphorus, and is more feasible, the following shall be required in the Beaver Lake Watershed, until the SWM Drainage Manual is revised to deal with phosphorus loading to small lakes, at which time the SWM Drainage Manual requirements shall apply. If soils are suitable, King County shall require infiltration to and including the 25-year event, for all new development. If soils are not suitable for infiltration, then King County shall require a grass swale or constructed wetland, and together with sand filtration for all new development. When the Beaver Lake Management Plan is adopted then this would sunset.

Map: See following page.





# 1993 East Sammamish Community Plan

Beaver Lake Watershed

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0 0.125 0.25 0.375  
MILES

## **Development Condition 19**

### **Surface Water Retention/Detention Requirements**

The following P-suffix conditions implement Council Amendment #45 to Substitute Ordinance 92-597.

For development that requires a building permit, binding site plan, conditional use permit, unclassified use permit, variance, rezone, planned unit development, subdivision, short subdivision, master plan development, or grading permit, the following standards shall apply:

1. For properties within the boundaries of Detention Standard 1, onsite retention/detention (R/D) facilities shall be designed to control the post-development 2 and 10-year flows to corresponding pre-development levels, with a safety factor of thirty percent added to the storage volume. Either of the following two design analysis techniques may be used according to design guidelines to be developed by the King County Surface Water Management Division.
  - a. A calibrated continuous flow hydrologic simulation model such as the Hydrologic Simulation Program Fortran (HSPF) model may be used.
  - b. The King County Surface Water Design Manual (King County, 1990) design method may be used if it is modified to use a seven-day rainfall distribution based on actual storms in the Puget Sound Lowlands instead of the Soil Conservation Service (SCS) Type 1a distribution. In addition, the time of concentration must be computed separately for pervious and impervious segments and then added to obtain the net time of concentration. Travel time and time of concentration computations for existing or pervious land segments shall be based on the sum of interflow, shallow concentrated flow, and open-channel flow.
2. To protect significant streams and wetlands in the East Lake Sammamish, Issaquah Creek, and Patterson Creek basins, onsite R/D facilities for properties within the boundaries of Detention Standard 2 shall be designed to reduce the post-development flow durations to their pre-developed levels for flows greater than fifty percent of the 2-year event and less than the 50-year event. In addition, the 100-year post-development peak flow shall be reduced to pre-development levels. A calibrated continuous flow simulation model, such as HSPF, shall be used for this design analysis. If a continuous model cannot be used, the method of the 1990 King County Surface Water Design Manual may be used with the 24-hour design event if the facilities are designed so that the post-development 2-year storm event is released at one-half of the pre-developed 2-year rate; and the post-development 100-year storm event is released at the pre-developed 10-year rate.
3. For properties within the boundaries of Detention Standard 3, and any other properties that discharge to a steep valley along the west slope that does not (or did not in its predevelopment state) maintain a continuous surface water channel from the base of the west slope to the flat surface of the plateau,

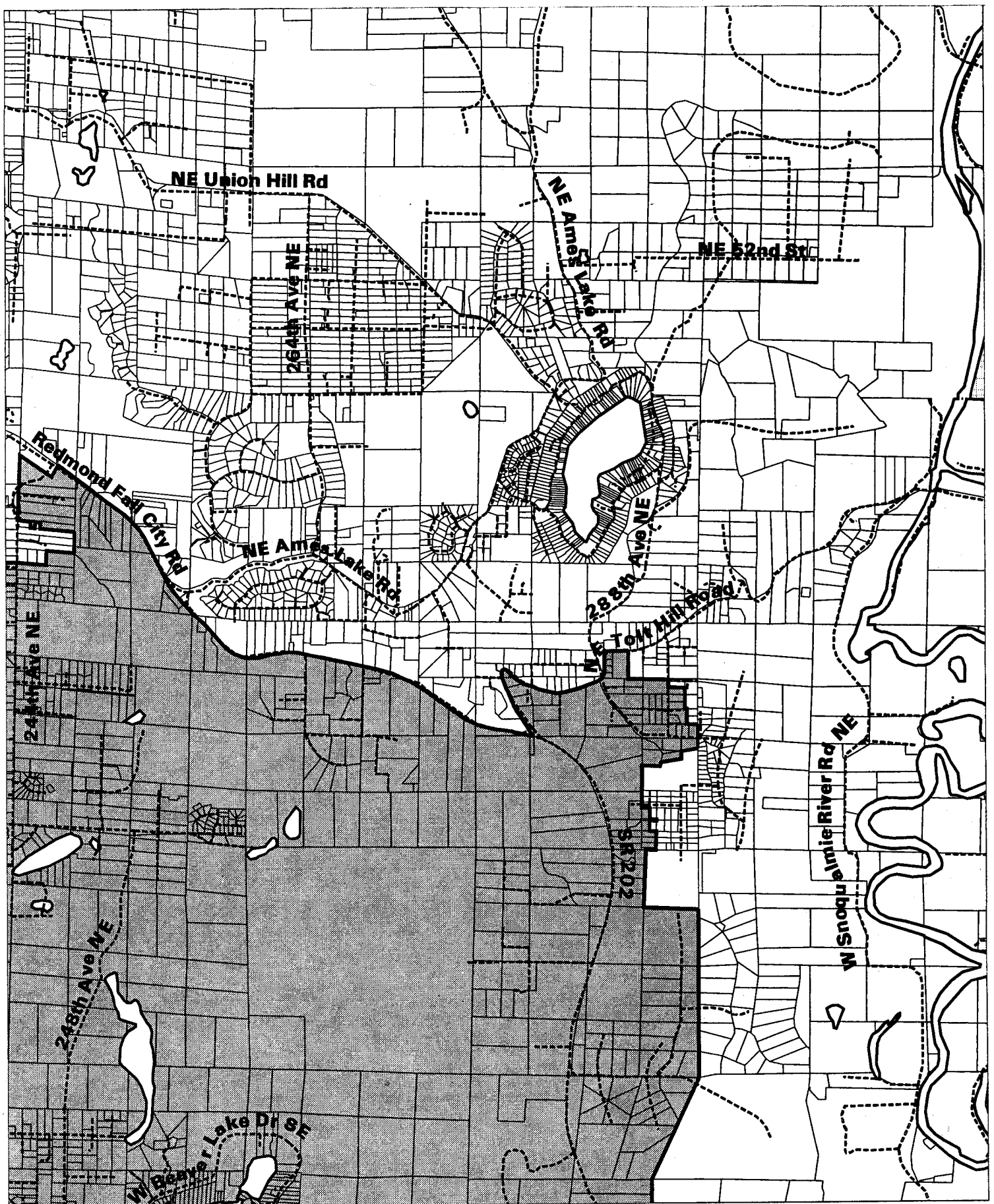
new development that is up-gradient of an erosion hazard area shall comply with the following standards:

- a. All runoff from impervious surfaces must be conveyed down the western slope of the basin via a continuous pipeline(s) that follows a route shown on the attached map. Cooperative construction of these facilities by land owners along the pipeline routes is strongly encouraged.
  - b. Before discharging into a natural stream or waterbody, runoff must be filtered and/or detained for water-quality treatment according to Core and Special Requirements in the King County Surface Water Design Manual.
  - c. The discharge of the pipeline must be non-erosive, either into Lake Sammamish directly or to an open channel that is demonstrably stable from the point of discharge to the lakeshore. All outfalls must comply with existing Shoreline and sensitive area regulations; they must be designed and/or located to avoid disruption of shoreline spawning areas.
  - d. Pipeline installation shall be above ground over all Erosion or Landslide Hazard Areas as designated by King County's Sensitive Areas Ordinance. Elsewhere, above ground installation shall be used whenever feasible. Pipeline routes down the west slope of the basin should avoid ravine valleys as much as possible.
  - e. Drainage from cleared but unpaved land must not be concentrated and released at the top of slope. Instead, it must be either dispersed or collected in the pipeline drainage system. If the topography renders both alternatives infeasible, then the development must be redesigned to meet this condition.
  - f. The Detention Standard 3 requirements may be waived for the following three types of development proposals:
    - (1) Proposals that construct three hundred square feet or less of new impervious surface.
    - (2) Proposals that construct five thousand square feet or less of new impervious surface where runoff is discharged onto the following Soil Conservation Service soils, at average slopes of six percent or less: Arents ("An" only), Everett, Indianola, Klaus, Neilton, Pilchuck, Puyallup, or Ragnar. A soils report may be required to verify the soils series or to classify previously unmapped series.
    - (3) Proposals that construct over five thousand square feet of new impervious surface that can successfully infiltrate that runoff, following the analysis and design requirements in Section 4.5 of the King County Surface Water Design Manual.
4. Residential building permits for individual single-family residences are exempt from the requirement of pipeline construction. If an accessible pipeline is not yet available, runoff from developed areas may be alternatively managed by onsite detention using the Detention Standard 2 described above.

These standards shall be in effect until the effective date of an ordinance that adopts basin plans, rules promulgating Critical Drainage Basin Regulations or adopts a Master Drainage Plan.

Map: See following page.





# 1993 East Sammamish Community Plan

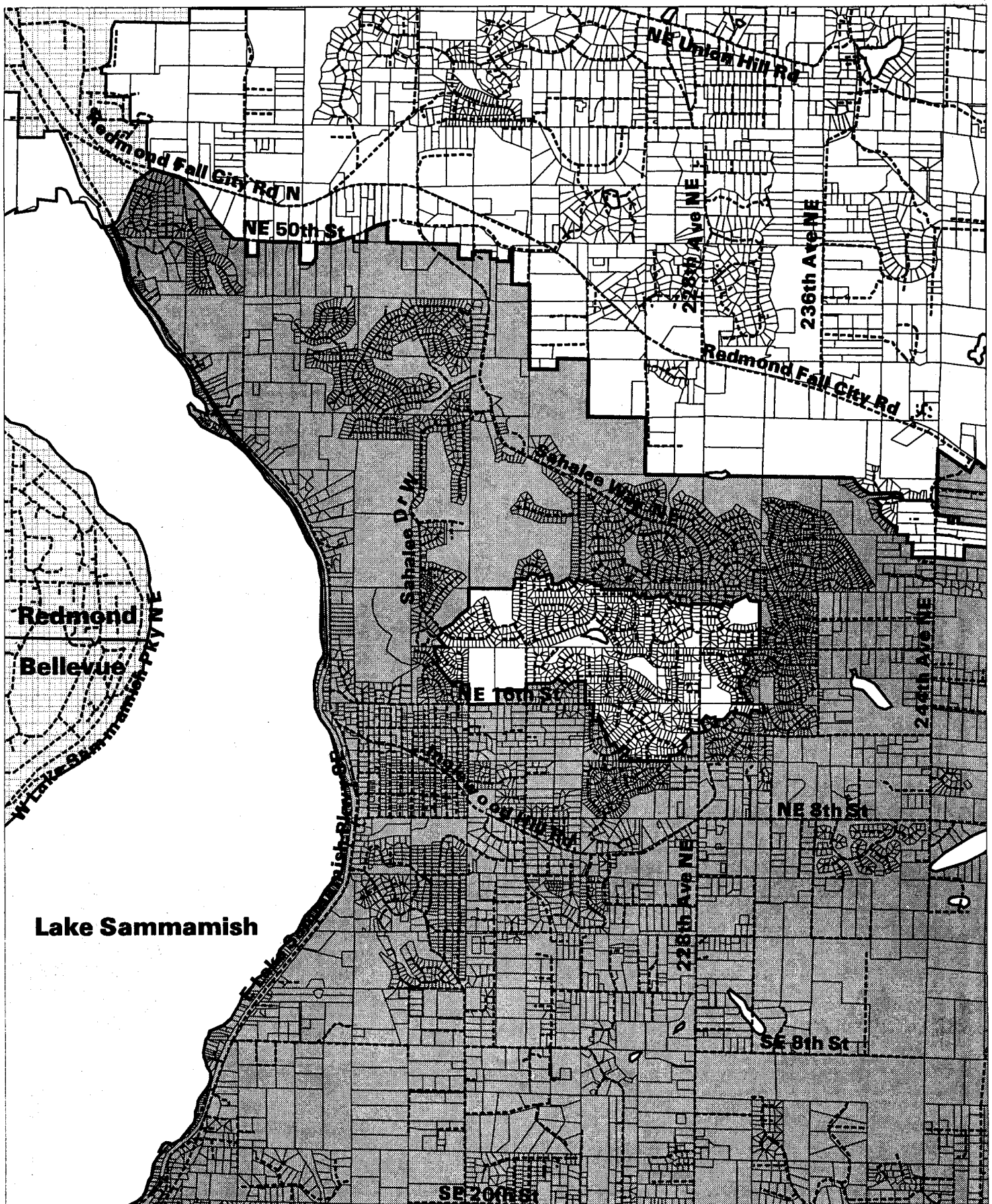
Surface Water Retention/Detention Requirements

Development Condition 19 -Ord. 10847 -June 1993

King County  
Department of Development and Environmental Services  
Geographic Information System

Development Condition Roads  
Incorporated Areas  
Waterbodies

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MILES



# 1993 East Sammamish Community Plan

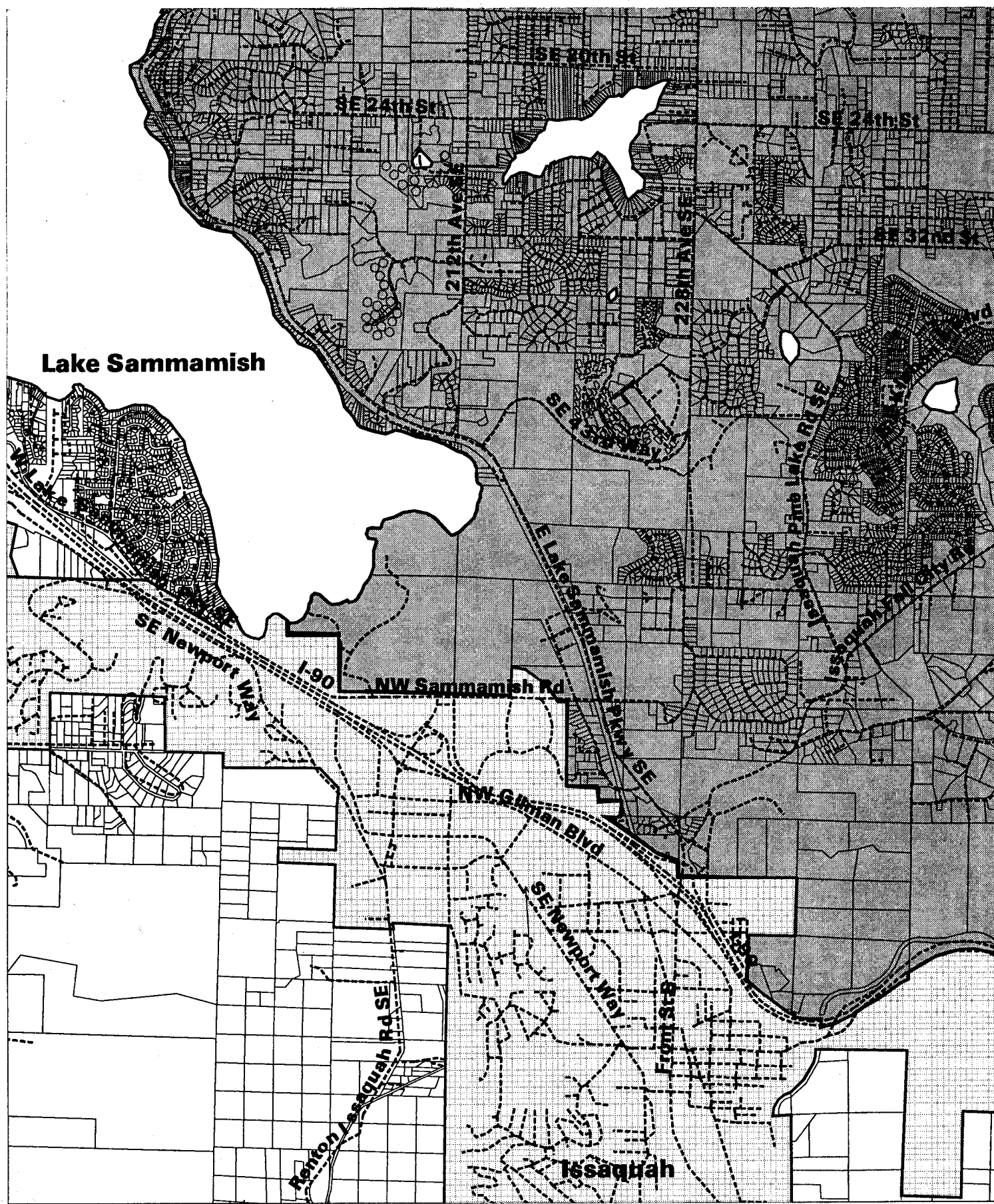
Surface Water Retention/Detention Requirements

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King County  
Department of Development and Environmental Services  
Geographic Information System

Development Condition Roads  
Incorporated Areas  
Waterbodies

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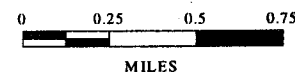


**1993 East Sammamish Community Plan**  
 Surface Water Retention/Detention Requirements  
 Development Condition 19 -Ord. 10847 -June 1993

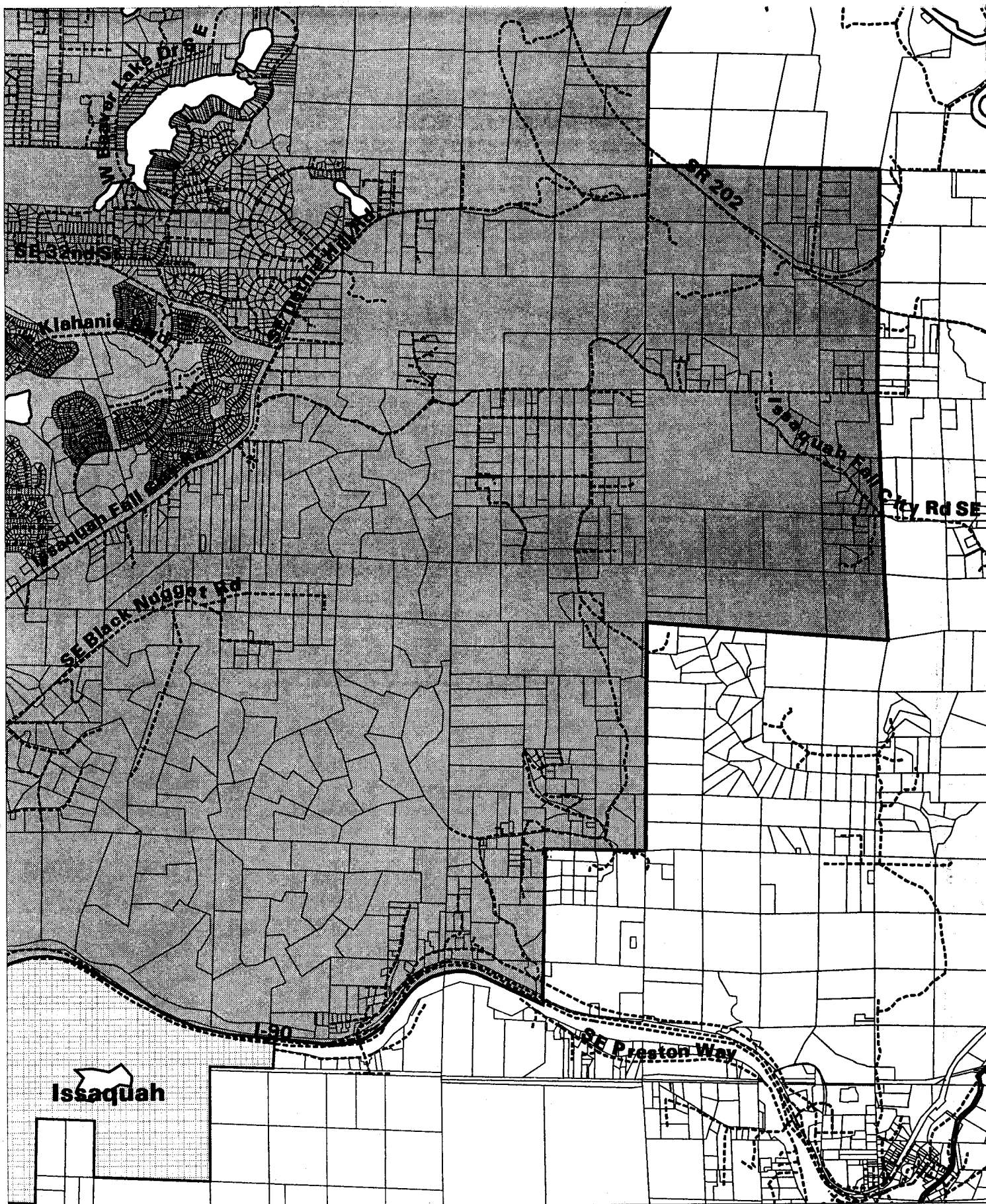


- Development Condition
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King County  
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 Geographic Information System







**1993 East Sammamish Community Plan**  
 Surface Water Retention/Detention Requirements  
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 Department of Development and Environmental Services  
 Geographic Information System

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 Waterbodies

0 0.25 0.5 0.75  
 MILES

## **Development Condition 20**

### **Seasonal Clearing and Grading Restrictions**

The P-suffix conditions shall be subject to review and possible modification or replacement in each of the basins, without a plan amendment study, upon completion of council review and adoption of the East Lake Sammamish and Issaquah Creek Basin Plans, and the proposed ordinance implementing the Bear Creek Basin Plan. The standards for the Patterson Creek Drainage Basin shall also be subject to reconsideration for consistency with the East Lake Sammamish Basin Plan.

The P-suffix conditions which follow address site clearing concerns within the East Sammamish planning area. These conditions are taken from the Draft East Lake Sammamish Basin Plan, which also contains the scientific analysis and justification for the conditions. Additional restrictions are applied for specific wetland management areas or sub-basins, as specified in Chapter III in this Area Zoning.

The following P-suffix conditions implement ESCP policies NE-2 and NE-3.

Deviations from these standards may be allowed based on a special study prepared by a qualified forester with expertise in windthrow or tree disease.

Clearing and grading shall not be permitted in the East Sammamish planning area between October 1 and March 31. All bare ground must be fully covered or revegetated between these dates.

Exemptions. The following activities are exempt from the-clearing and grading seasonal restrictions:

- a. Emergencies that threaten the public health, safety, and welfare.
- b. Routine maintenance of public agency facilities.
- c. Routine maintenance of existing utility structures as provided in the Sensitive Areas Ordinance, K.C.C. 21.54.030.D.
- d. Clearing or grading where there is 100 percent infiltration of the surface water runoff within the site in approved and installed construction-related drainage facilities.
- e. Existing landscaping of single-family residences which does not require a permit.
- f. Class II and III forest practices.
- g. Quarrying or mining within site with approved permits.
- h. Clearing or grading for utility hook-ups on approved residential and commercial building permits.
- i. Completion of any final clearing/grading work for construction activities which meet all applicable permit conditions and best management practices for a period of time (not to exceed two weeks) in the month of October if dry weather conditions are present.

NOTE: The exemptions set forth above do not exempt clearing and grading from any requirements imposed under authority of the Shoreline Management Master Program (KCC Title 25).

Map: See Area Zoning map (applies to entire planning area).

## **Development Condition 21**

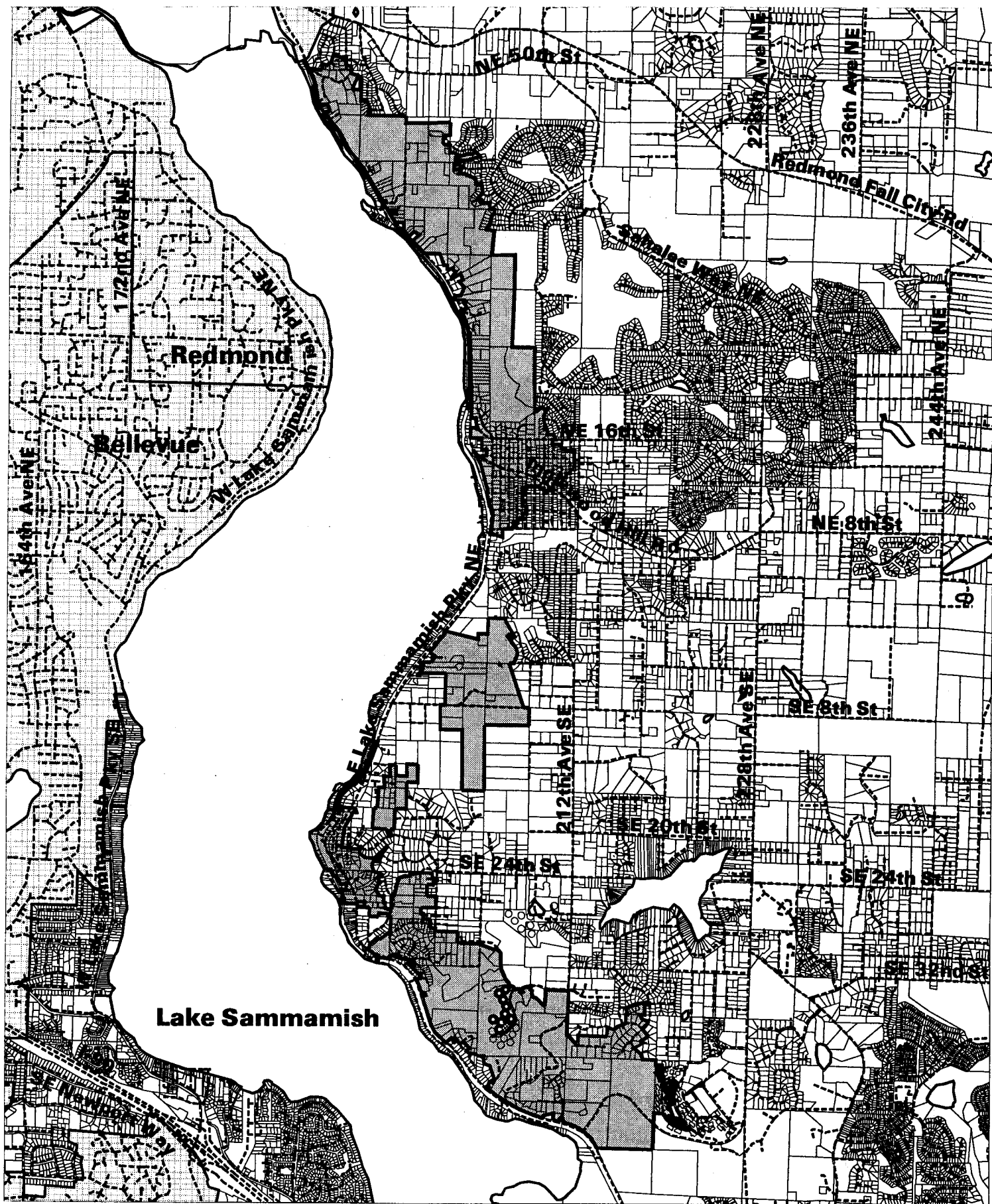
### **Panhandle and Monohon Sub-basins**

The following P-suffix conditions implement Council Amendment #61 to Substitute Ordinance 92-597.

The following P-suffix conditions shall apply to ravine protection areas in the Panhandle and Monohon sub-basins, and any other steep valley along the western slope of the East Lake Sammamish basin that does not (or did not in its predevelopment state) maintain a continuous surface-water channel from the base of the west slope to the flat surface of the plateau.

1. Land clearing or development shall not occur on the western slope of the ravine protection area. The upslope boundary of this no-disturbance zone will be marked at the first, obvious break in slope at the western edge of the plateau. The downslope boundary of this zone should be evaluated on a site-by-site basis, but in all cases will include the Sensitive Areas Ordinance-designated Erosion Hazard Areas.
2. No-disturbance zone requirements may be waived for development proposals that meet the criteria described in KCC 21.54.030, KCC 21.54.050, and KCC 21.54.060. For proposals that meet these criteria, the area of clearing and development shall be limited to the minimal area necessary for construction.
3. These requirements will expire upon the effective date of an ordinance that adopts the East Lake Sammamish Basin and Nonpoint Action Plan if that ordinance eliminates the no-disturbance zone requirement. If that ordinance includes no-disturbance zone requirements substantially different than those listed in a. and b. (above), these requirements shall expire upon the effective date of legislation that amends the County Code to establish a revised version of the no-disturbance requirement.
4. These conditions shall not apply to single family building permits on pre-existing lots totally within a no-disturbance area, provided that the area of clearing shall not exceed 5,000 square feet, or 10% of the site, whichever is greater.

Map: See following page.



# 1993 East Sammamish Community Plan

Panhandle and Monohon Sub-basins

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0 0.25 0.5 0.75  
MILES

## **Development Condition 22**

### **Vegetation Retention in Rural Areas - Areawide**

The following P-suffix condition implements Council Amendment #93 to Substitute Ordinance 92-597.

Protection of natural vegetation coverage moderates surface water runoff and erosion and protects the integrity of stream channels. Removing forest cover increases the peak rate of surface runoff. Forest cover intercepts falling rain, absorbs water through roots and creates an absorbent duff layer on the forest floor.

The standards in this section apply to all rural zoned land in the planning area (except for the stricter limits set forth in the Area Zoning for Master Drainage Plans).

1. In the Rural Area zones (AR-2.5, AR-5, AR-10), a 35 percent limit on clearing and other site disturbance shall apply to the gross area of a proposed subdivision or of an individual lot, depending on the type of development application. If applied to a subdivision, individual lots within the subdivision are not subject to the requirements yet again at the time of building permit application.

All acreage, except streams and wetlands, required by the SAO to be set aside may be counted toward meeting the above requirement.

Map: See Area Zoning map.



## **Development Condition 23**

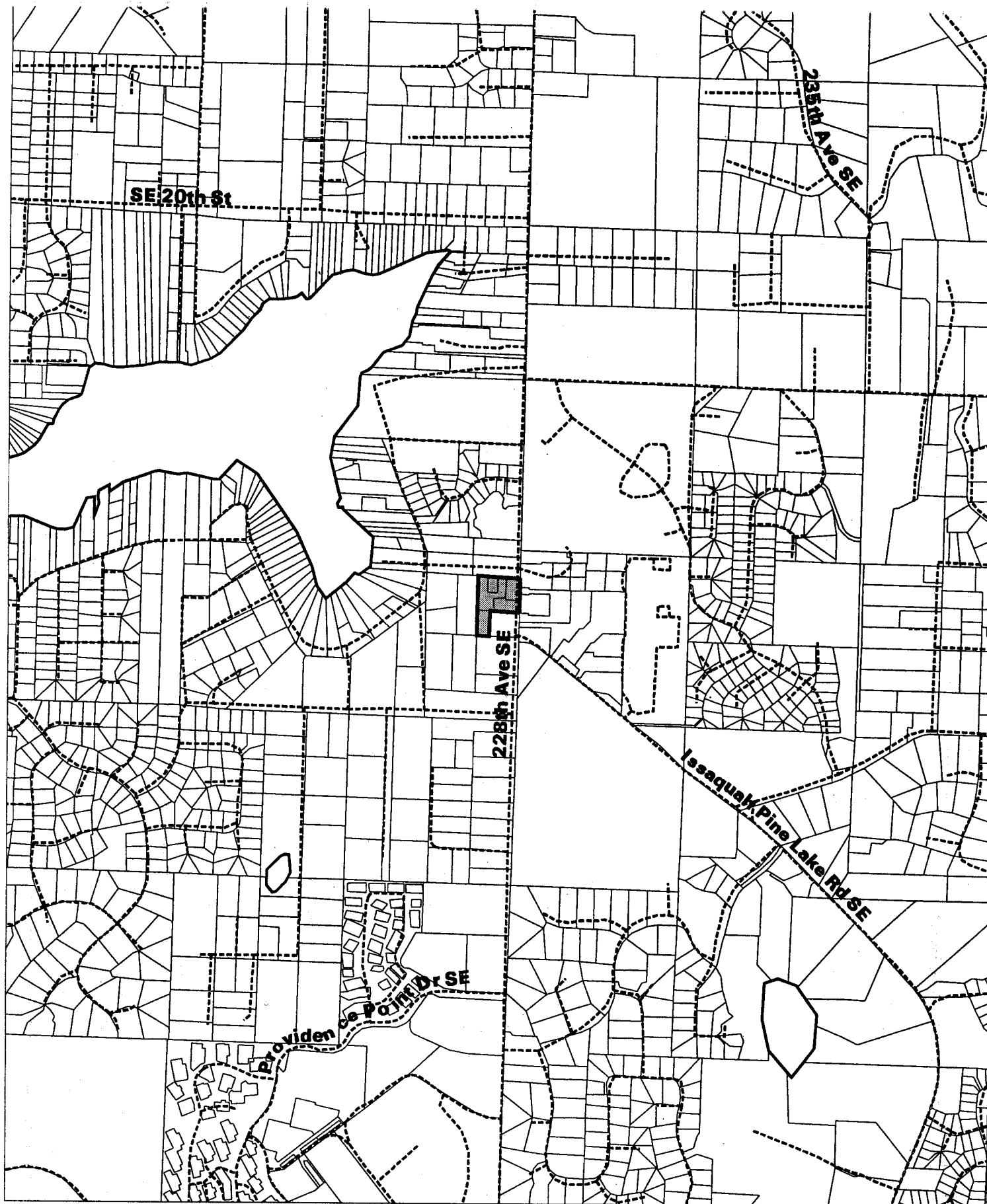
### **Pine Lake Dental/Medical Clinic Properties**

The site contains an existing medical/dental clinic which is permitted in the RM-2400 zone but not in the R-18 zone under the new zoning code. Future conversion of the RM-2400 zone on this site will be Office (O) to recognize the existing medical/dental clinic.

In order to implement the Council Adopted Area Zoning for tax lots Nos. 6795100682, 6795100683, 679510-TRX, 679510-TRA and 6795100684, the following P-suffix condition shall apply:

Future conversion of the RM-2400 zone on tax lots Nos. 6795100682, 6795100683, 679510-TRX, 679510-TRA and 6795100684 shall be to the Office (O) zone.

Map: see following page.



# 1993 East Sammamish Community Plan

Pine Lake Dental/Medical Clinic Properties

Development Condition 23 -Ord. 10847 -June 1993

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King County  
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Geographic Information System

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Waterbodies

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MILES

## **Development Condition 24**

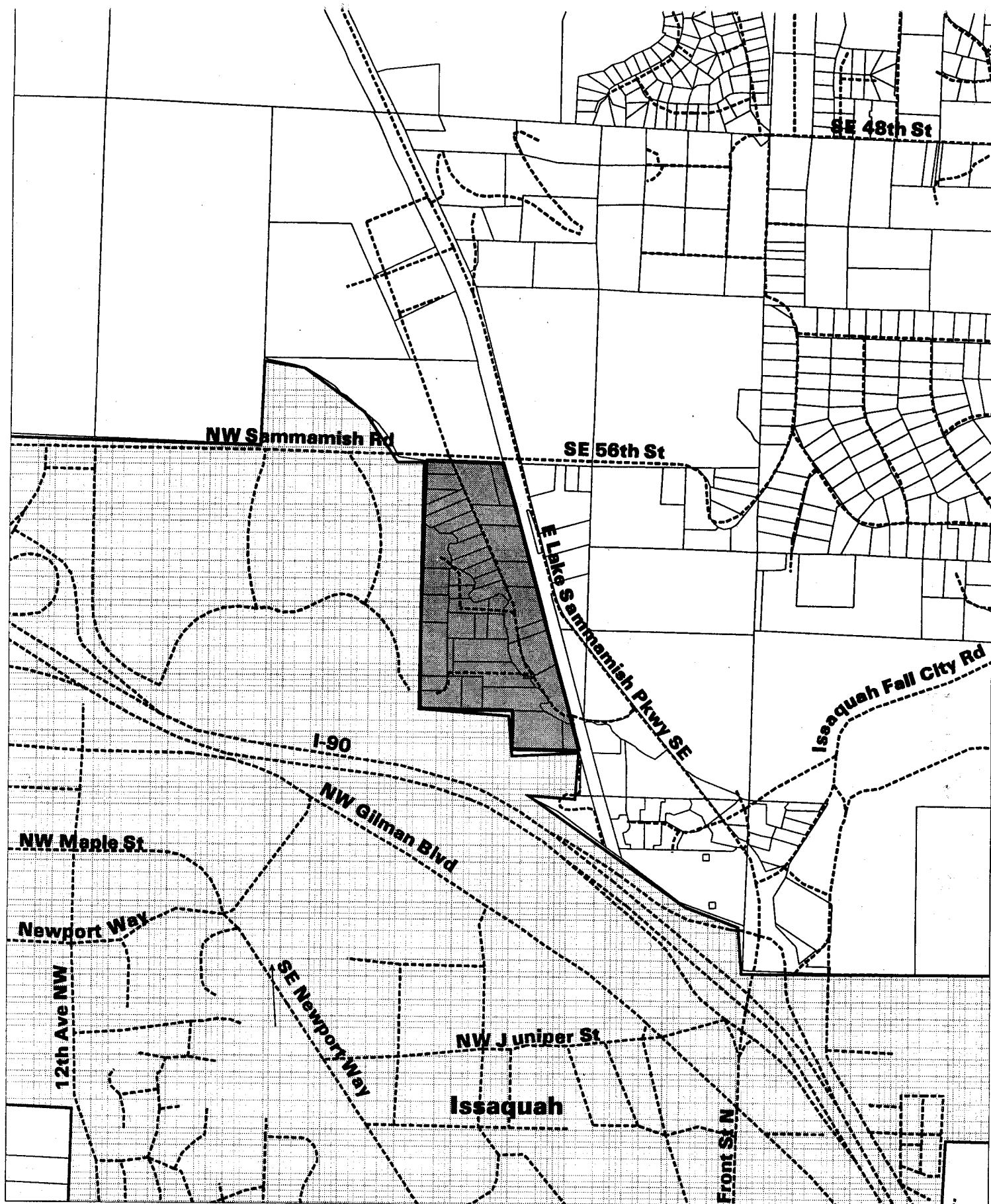
### **Bush Lane Subarea Development Requirement**

The Bush Lane Subarea includes an extensive floodplain which limits how future development can occur. A plan amendment study, which covers the entire area, can best determine issues of concern and needed mitigation measures prior to new development in the area. The following P-suffix condition implements Council Amendment #81 and Area Zoning Issue papers Nos. 270, 271, 273, 274, 275, 276, 280, 283, 285, 289 and 341 to Substitute Ordinance 92-597.

For properties zoned MP-P, RS-9600-P(Potential RD-3600) and RM-1800-P within the Bush Lane Subarea the following P-suffix condition shall apply:

Prior to development under the adopted zoning, a plan amendment study shall be conducted to address issues of concern relating to future development within the floodplain area.

Map: see following page.



# 1993 East Sammamish Community Plan

Bush Lane Subarea Development Requirement

Development Condition 24 –Ord. 10847 –June 1993

King County  
Department of Development and Environmental Services  
Geographic Information System

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## **Development Condition 25**

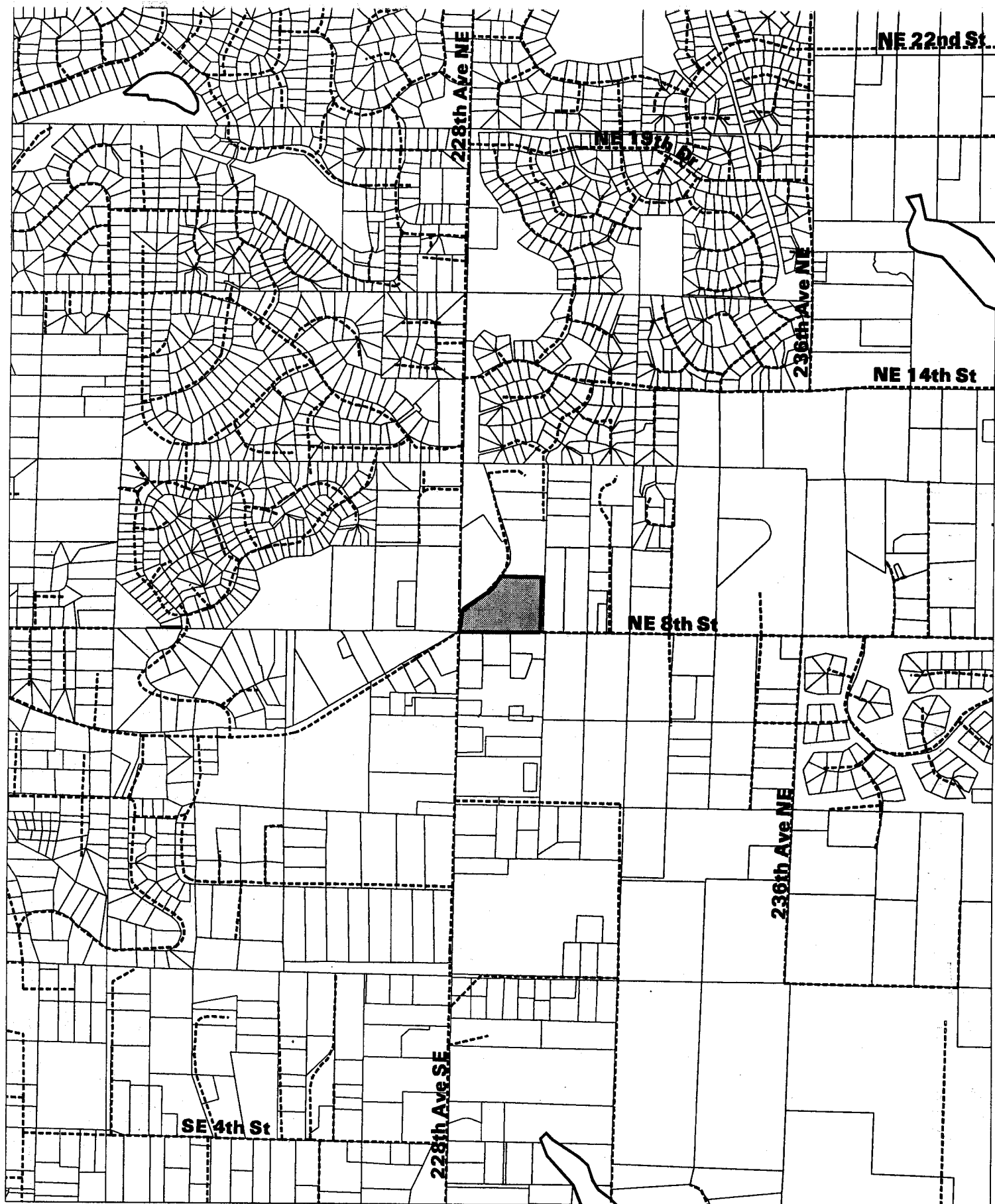
### **Plateau Properties**

The site is located within the Sammamish Highland/Inglewood Commercial Subarea and is suitable for mixed use development.

In order to implement the Council Adopted Area Zoning for tax lot No. 2725069058 the following P-suffix condition shall apply:

- A. Future conversion of the RM-900-P on tax lot No. 2725069058 shall be to Office (O-P) zone.
- B. Development on this site shall be mixed use with a residential density of not less than 12 units per acre.

Map: see following page.



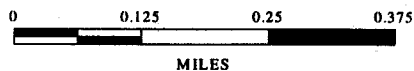
# 1993 East Sammamish Community Plan

Plateau Properties

Development Condition 25 -Ord. 10847 -June 1993



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- Incorporated Areas
- Waterbodies
- Roads



## **Development Condition 26**

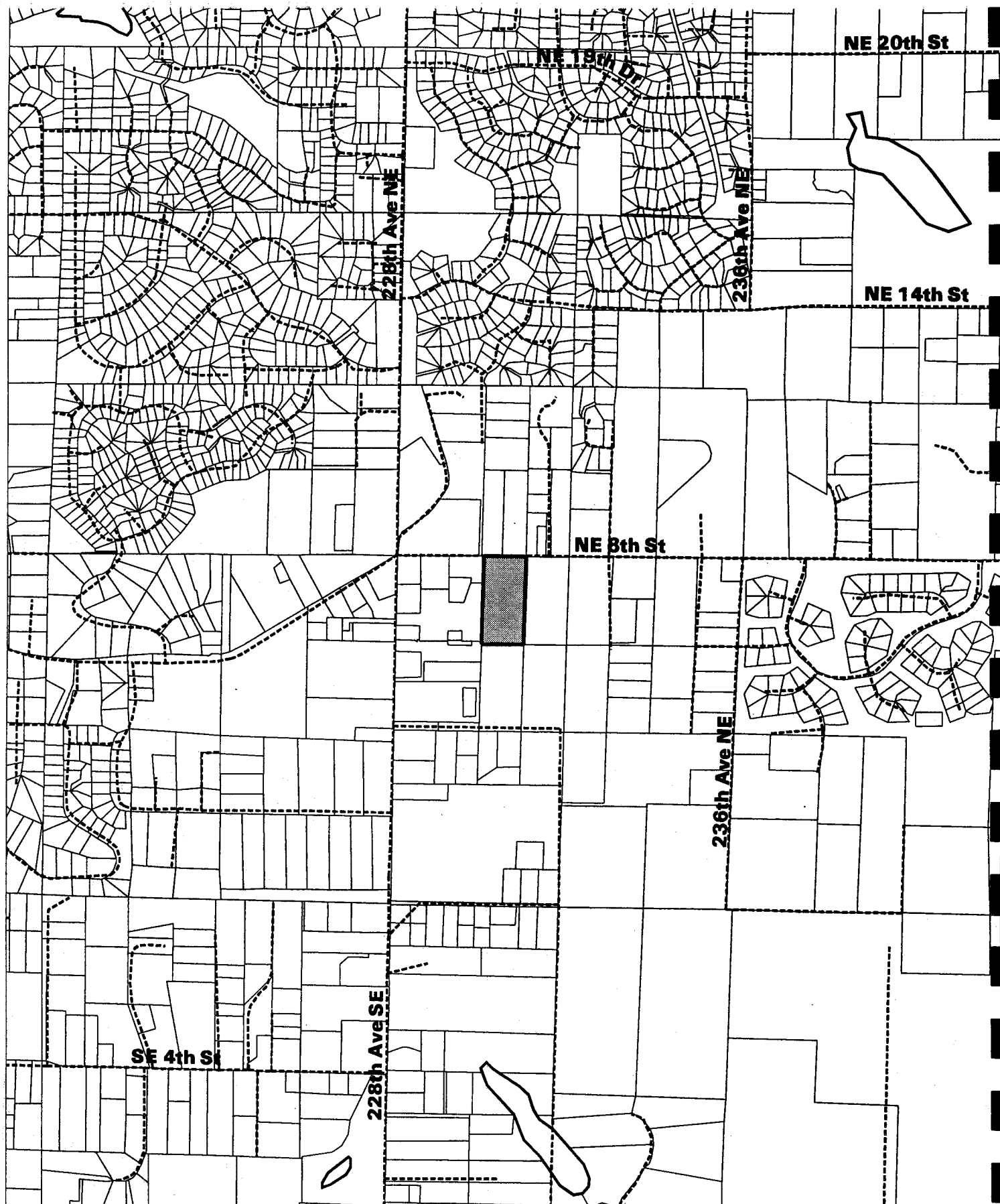
### **J Swerda Property**

The site is located next to the Sammamish Highland/Inglewood Commercial Center and is suitable for mixed use or medical/dental development.

In order to implement the Council Adopted Area Zoning for tax lot No. 3425069020, the following P-suffix condition shall apply:

- A. Future conversion of the RM-900-P zone on tax lot No. 3425069020 shall be to Office (O) zone.
- B. Non-residential uses shall be limited to professional office/outpatient clinic/dentile clinic while under the RM-900 zone.

Map: see following page.



# 1993 East Sammamish Community Plan

J Swerda Property

Development Condition 26 -Ord. 10847 -June 1993



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- Incorporated Areas
- Waterbodies
- Roads

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